



Bennett Court Denne Parade, Horsham, RH12 1BU
Asking price £280,000

& LINES
James

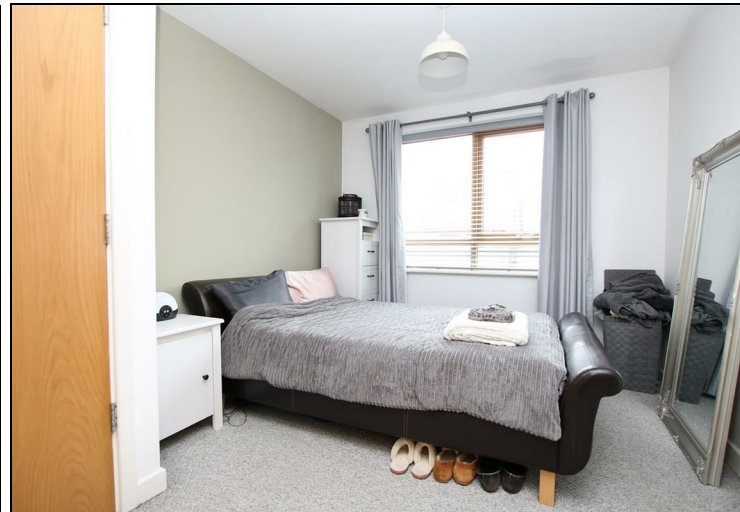
Denne Parade, Horsham

- NO CHAIN
- MODERN APARTMENT
- TWO BEDROOMS
- TOWN CENTRE LOCATION
- EN-SUITE TO MAIN BEDROOM
- ALLOCATD PARKIING
- LEASEHOLD
- EPC RATING B
- COUNCIL TAX BAND B

** Offered for sale with no onward chain ** A modern and contemporary two bedroom first floor apartment conveniently situated in the town centre.

Location

The development is superbly positioned in the town, just a short walk away from East Street and its wide selection of restaurants. Chesworth Farm and the Riverside walkways are also close by, allowing a number scenic walks to be reach with ease. Horsham mainline train station is just over half a mile away, offering services to London in under and hour. By car the A281 is easily accessible connecting the commuting networks of the A24 linking with the M23/M25, Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.





Property

Well kept communal areas provide access to the this first floor apartment. On entering the property you are welcomed with a L-shaped entrance hall which features stylish wood flooring and useful storage cupboard which houses a washer/dryer. The lounge/diner is dual aspect with a box bay window allowing plenty of natural light, the fitted kitchen is open plan and is fitted in a range of white gloss eye and base level units with complementing wood effect worktops and upstands. The stylish wood flooring continues into the living and kitchen areas. The main bedroom benefits from a built in wardrobes and en suite shower room. There is a further double bedroom and family bathroom which is fully tiled and fitted in a white suite with shower over bath.

Additional benefits include gas central heating to radiators, double glazed window with natural wood frames and secure entry phone system.

Outside

The parking area is to the rear of the development with one space allocated to the property, there is also a communal bike store.

Lease = Approximately 115 years remaining.

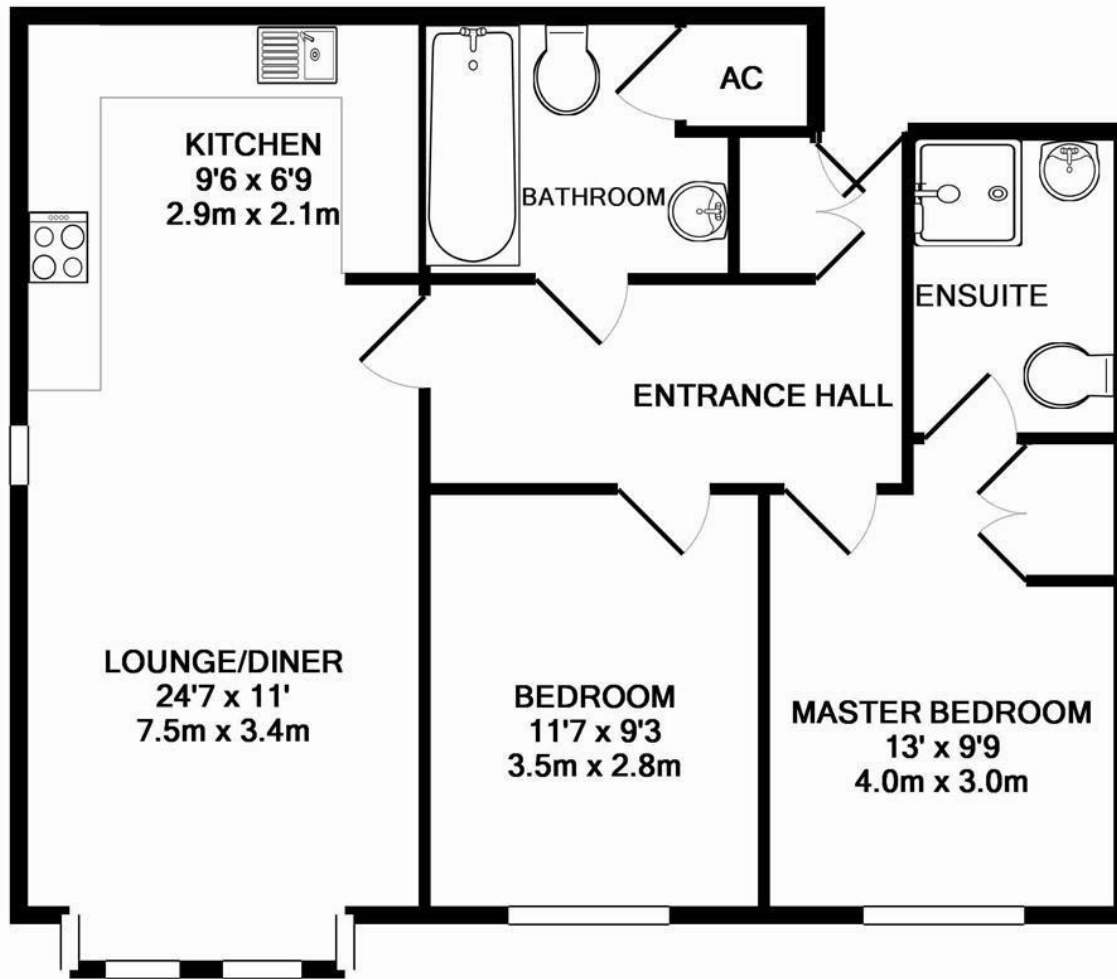
Annual service charge = Approximately £1865.88 per year - last reviewed April 2024.

Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.



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TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	89	89

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

