



**Abbotsbury Court, Horsham, West Sussex RH13 5PT**  
**Asking price £240,000**





## Abbotsbury Court, Horsham

- NO CHAIN
- FIRST FLOOR FLAT
- CLOSE TO STATION & TOWN CENTRE
- TWO BEDROOMS
- DUAL ASPECT LIVING ROOM
- GARAGE IN BLOCK
- EPC RATING C
- COUNCIL TAX BAND B
- LEASEHOLD

\*\*\* NO CHAIN \*\*\* A very well presented two bedroom flat situated in an excellent location within walking distance of Horsham town centre and mainline train station.

### Location

The development of Abbotsbury Court is conveniently situated off the Kings Road which is only a short walk from Horsham mainline station, town centre, park and leisure centre. By car the A264 can be easily reached connecting popular commuter links. 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 large Waitrose and Sainsburys.

& LINES  
*James*





### Property

The flat is approached by well kept communal areas. The property benefits from three generous storage cupboards in the entrance hall, often not found in this sized accommodation. The dual aspect lounge/diner offers plenty of natural light and features a deep set window allowing space for ornaments and house plants. The kitchen is spacious is fitted in a range of white eye and base level units with complementing worktops and tiling. Both bedrooms benefit from fitted wardrobes. The bathroom is fitted in a white suite with shower over bath and bright LED lighting. Additional benefits include double glazing throughout, G.C.H. and a garage in a block.

### Outside

The property is positioned to the rear of the development and features a garage in a block. Areas of well maintained grounds are located between the building providing contrast in the parking areas.

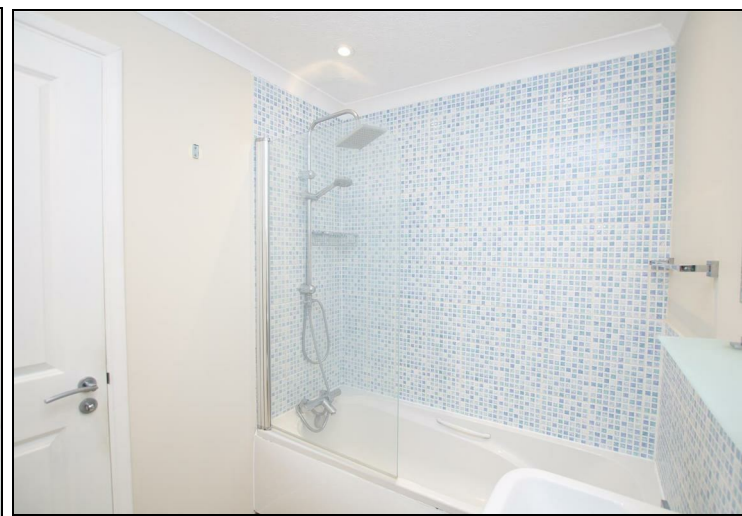
Lease: 153 years remaining

Service charge: £1260.00 annually

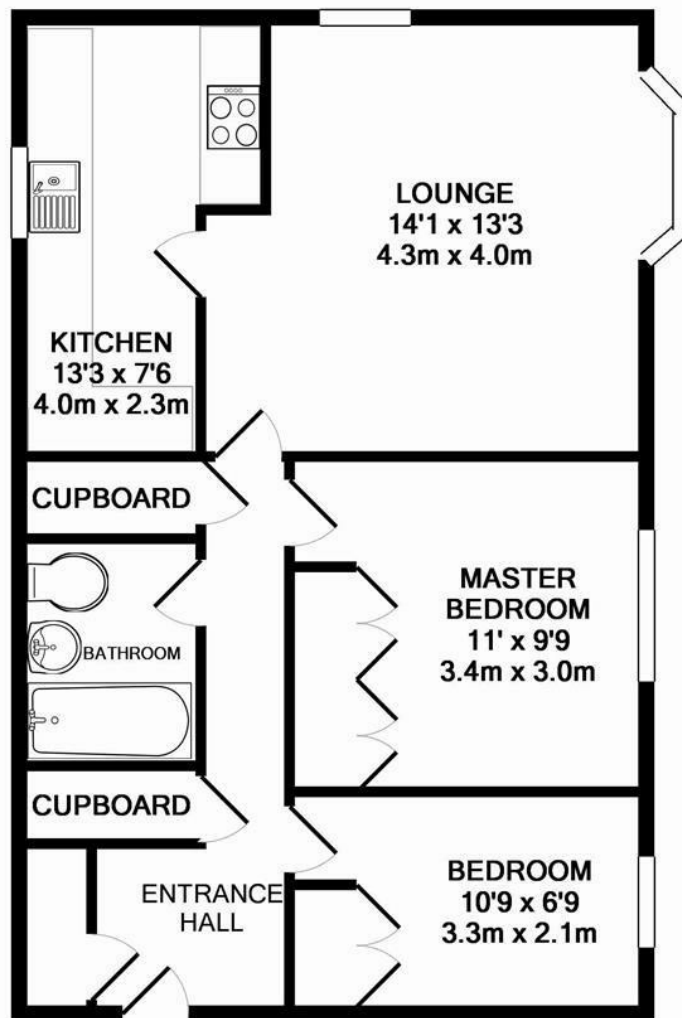
Ground Rent: N/A

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.

Disclaimer: The images use reflect when the property was vacant, the property is currently occupied by tenants.



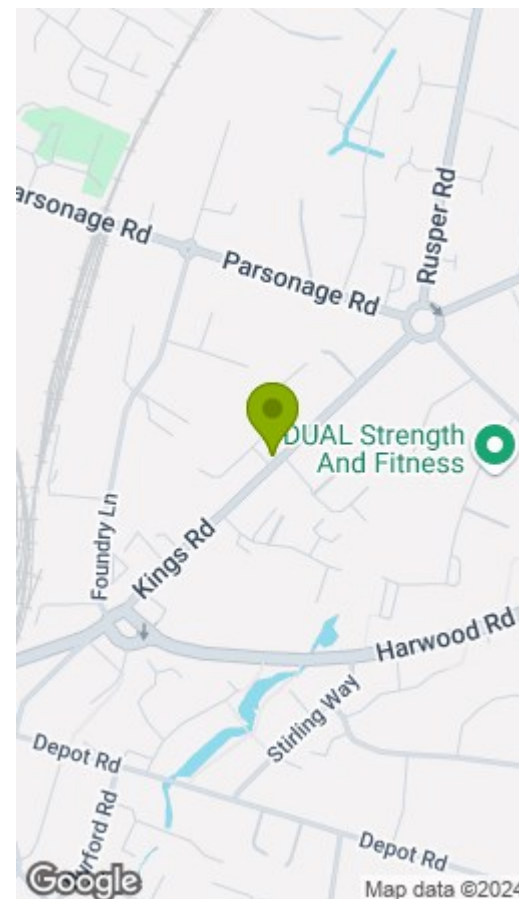




TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 SQ.M.)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC