



**Greenacres, North Parade, Horsham, West Sussex RH12 2TB**  
**Asking price £230,000**

**LINES**  
*James*

## Greenacres, North Parade, Horsham

- NO CHAIN
- FIRST FLOOR APARTMENT
- ONE BEDROOM
- FIRST FLOOR
- WELL PRESENTED
- GREAT LOCATON
- ALLOCATED PARKING
- LEASEHOLD
- EPC RATING C
- COUNCIL TAX BAND C

Offered with no onward chain. A very well presented one bedroom apartment located in the sought after development of Greenacres within easy reach of the town centre, station and park.

### Location

This apartment is situated in a popular development situated within easy reach of the town centre and mainline train station offering services to London Victoria in under an hour. 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. By car the A24, linking with the A264 are only a short drive away, connecting the road networks to London, Gatwick and the south coast.



& LINES  
*James*



### Property

This spacious apartment is situated on the first floor. The L-shaped entrance hall features a window allowing natural light and provides plenty of room for a small dresser and space for shoes and coats. A convenient storage cupboard together with an airing cupboard is also located in the entrance hall. The living room is a good size with plenty of room for a living and dining area. The kitchen is one of the larger designs within the development and is refitted in a range of cream matt effect base and eye level units, with complementing dark grey worktops. Double bedroom which benefits from fitted wardrobes and bathroom which is fitted in a white suite with pumped shower over bath.

Additional benefits include gas central heating, double glazing throughout and allocated parking for one car.

### Outside

Greenacres is surrounded by leafy trees and well maintained communal grounds, there is an allocated parking space which can be viewed from the property.

### Lease Information:

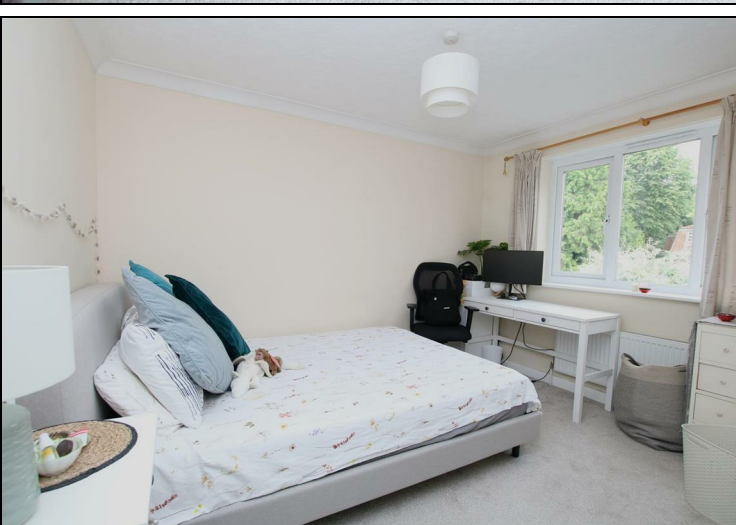
156 Years remaining

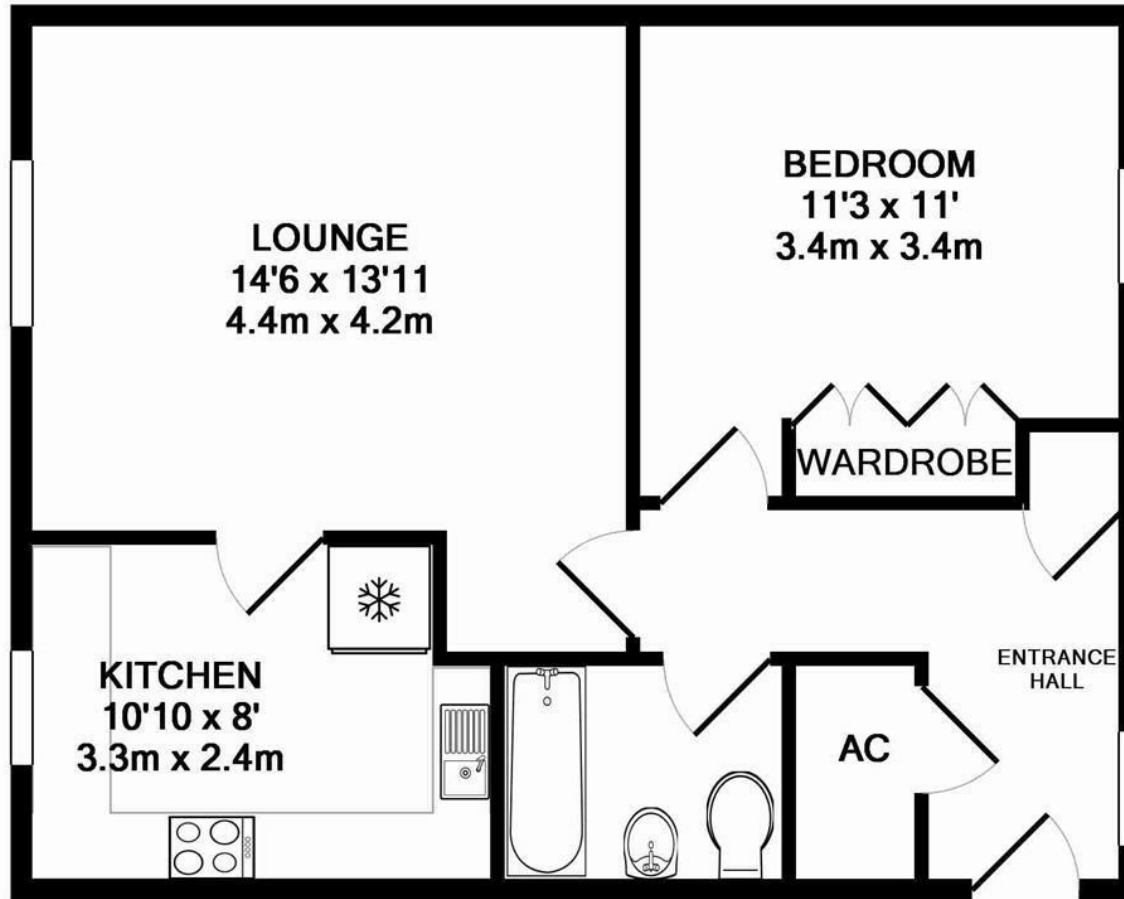
Service Charge -£100 per month, last reviewed May 2024

Ground Rent - N/A

### Agents 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.

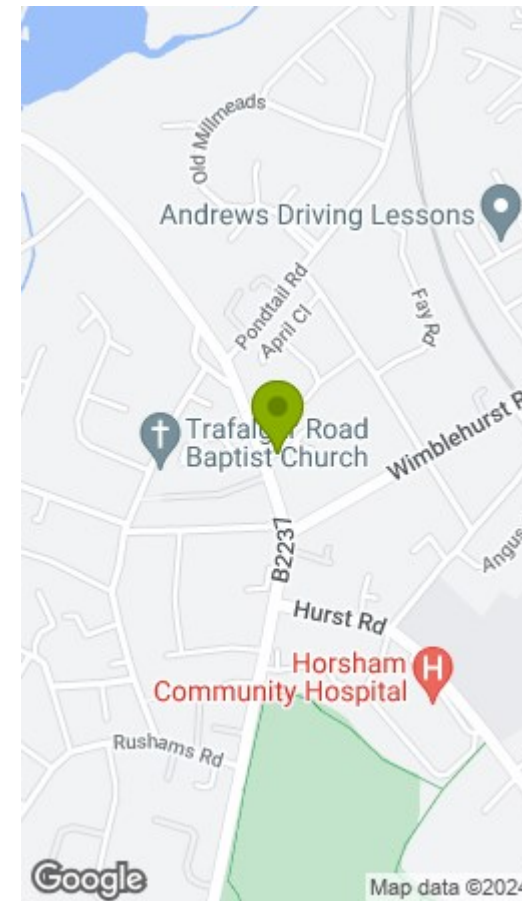




TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

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

