



**Rusper Road, Horsham, RH12 4HZ**  
**Asking price £187,500**

**& LINES**  
*James*

# Chiltern Court, Rusper Road

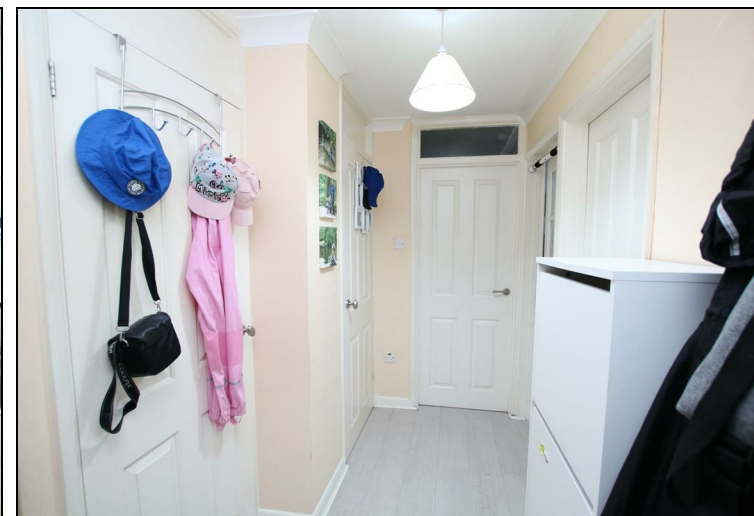
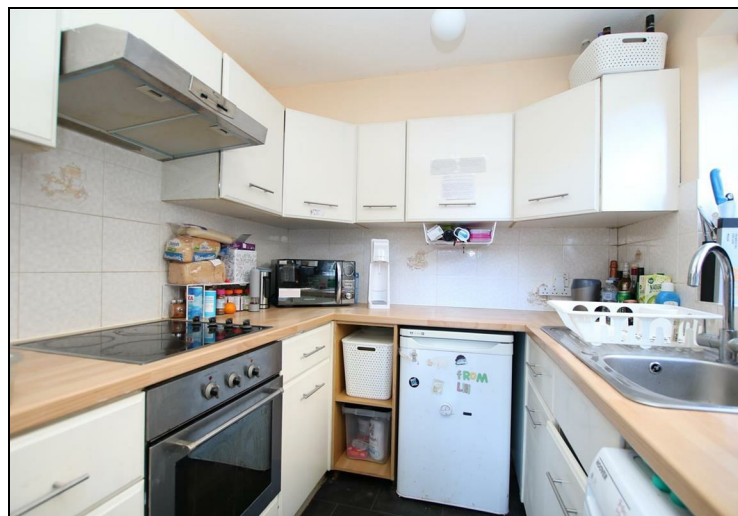
- GROUND FLOOR FLAT
- ONE BEDROOM
- GOOD LOCATION
- GARAGE EN BLOC
- SPACIOUS
- COUNCIL TAX BAND B
- EPC RATING D
- LEASEHOLD

A spacious ground floor flat, situated in a convenient location within walking distance of both stations, local amenities and the town centre.

## Location

The property is conveniently situated within walking distance of Littlehaven and Horsham train stations both providing services to London Victoria in just under the hour. The town centre is also accessible on foot being just over a mile away. Closer by, local shops including a Tesco Express can be found for everyday convenience. By car the A264 can be reached in a few minutes, connecting road networks to London, Gatwick and the South coast.

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 at home.



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### Property

The entrance hall is a good size with ample room for a console table with a built in storage cupboard allowing coats and shoes to be tucked away. A further built in cupboard houses the immersion tank. The dual aspect lounge/diner features an deep set bay window allowing plenty of natural light with ample room for a living and dining area due to its large size. The kitchen is fitted with a of range wood effect matching base and eye level units with complementing work tops. There is a built in oven, hob with extractor over and space for fridge and washing machine. The bedroom is spacious double and the bathroom is fitted in a white suite with electric shower over bath and wall mounted mirrored cabinet.

The property is double glazed throughout, and benefits from modern electric heaters.

### Outside

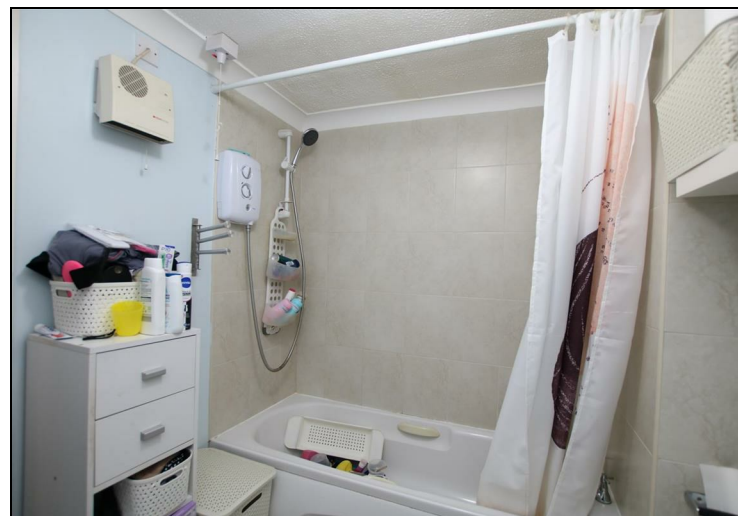
The development is situated off the Ruser Road with a parking area to the side of the development, as well as on road parking. The property benefits from a garage which is located in a block to the rear of the property. The gardens surrounding the development are well maintained with communal rotary washing lines and dedicated bin area.

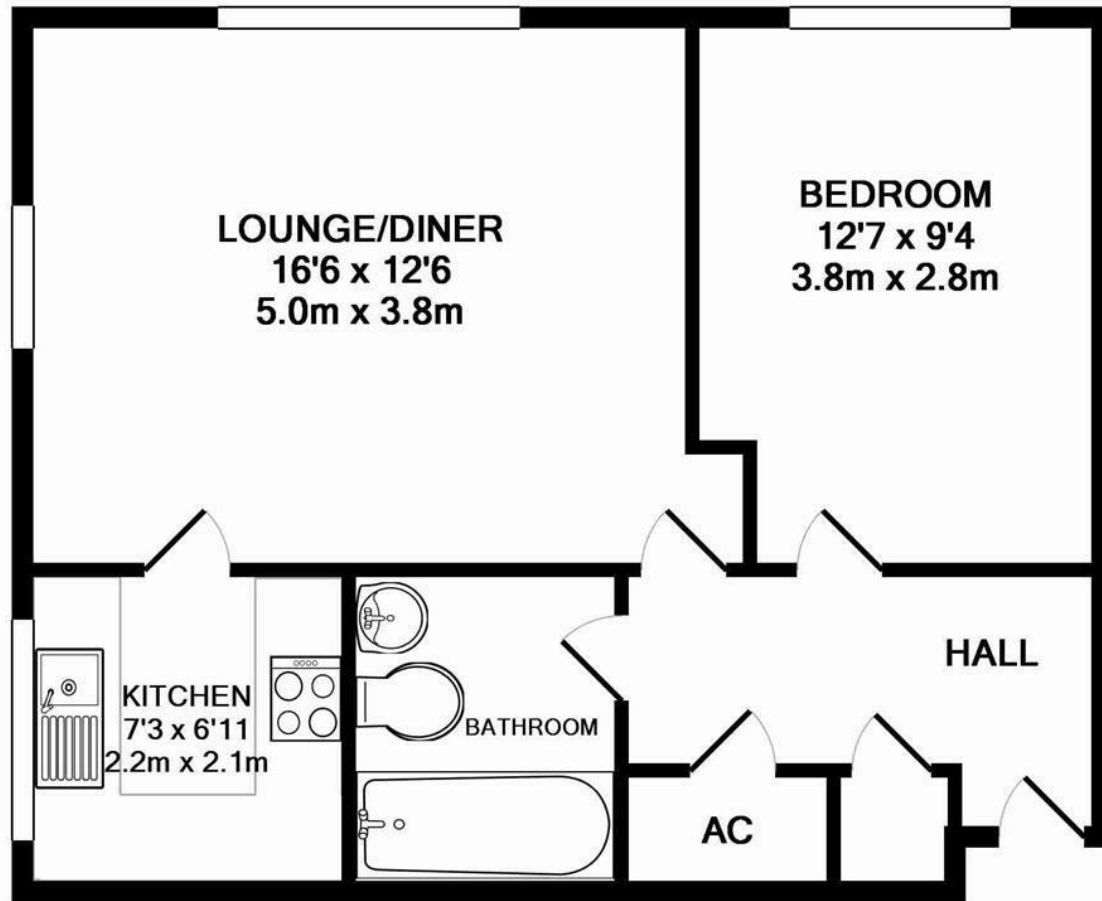
Lease Term: 125 Years from 25 March 2003

Service Charge: £1,259.16 per annum

Ground Rent N/A

Buildings Insurance: £140 per annum

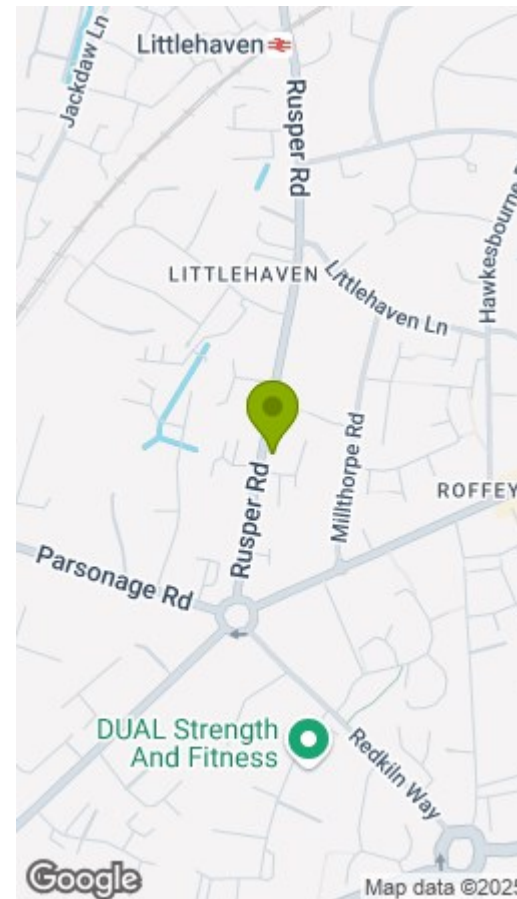




TOTAL APPROX. FLOOR AREA 484 SQ.FT. (44.9 SQ.M.)

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		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>			(11-20) <b>F</b>
(11-20) <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

