



**Chiltern Court, Rusper Road, Horsham, Sussex RH12 4HZ**  
**Asking price £195,000**

**& LINES**  
*James*



# Chiltern Court Rusper Road

- NO CHAIN
- ONE BEDROOM
- TOP FLOOR FLAT
- SPACIOUS
- GARAGE
- GOOD LOCATION
- COUNCIL TAX BAND B
- EPC RATING E
- LEASEHOLD

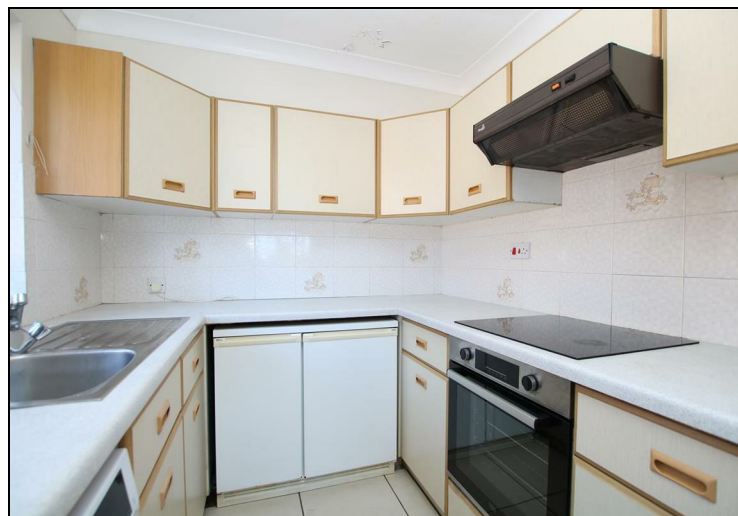
\*\*\*\* NO ONWARD CHAIN\*\*\* A one bedroom spacious top floor flat benefiting from a garage, situated in within walking distance of both Horsham and Littlehaven Stations as well as the town centre.

## 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 communal areas are well maintained with an entry phone system, The flat itself is light and spacious, a generous entrance hall offers a storage cupboard and cupboard housing the water tank allowing some further storage. Dual aspect lounge/diner with ample of room for living and dining areas. The kitchen is fitted in a range of wood effect eye and base level units with complementing worktops and built in oven, hob with extractor over. The bedroom is a good size double with plenty of room for wardrobes. The bathroom is fitted in a white suite with shower over bath. Additional benefits include double glazing throughout and electric heating.

### Outside

The development is situated off the Rusper 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

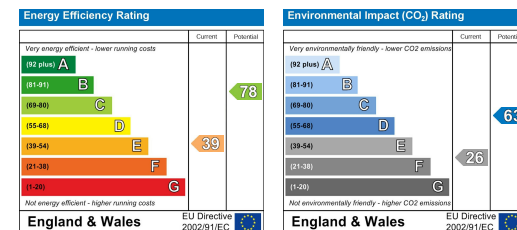
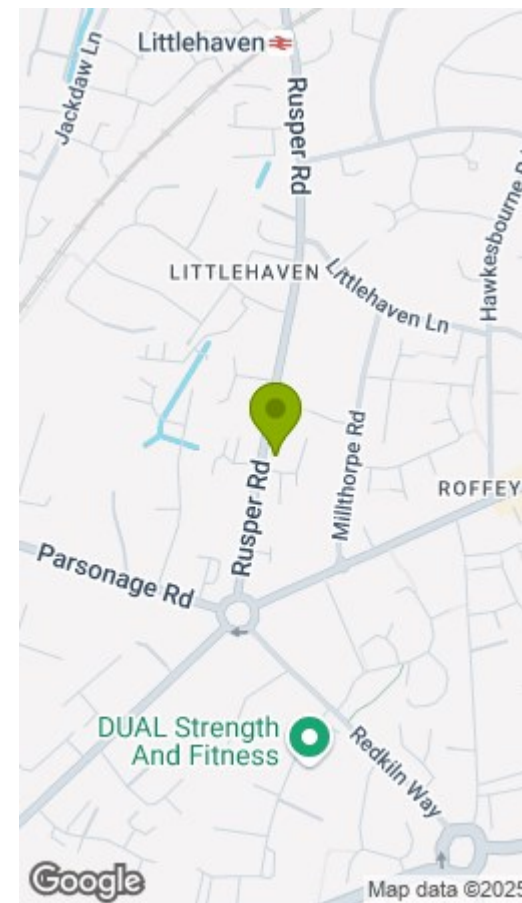
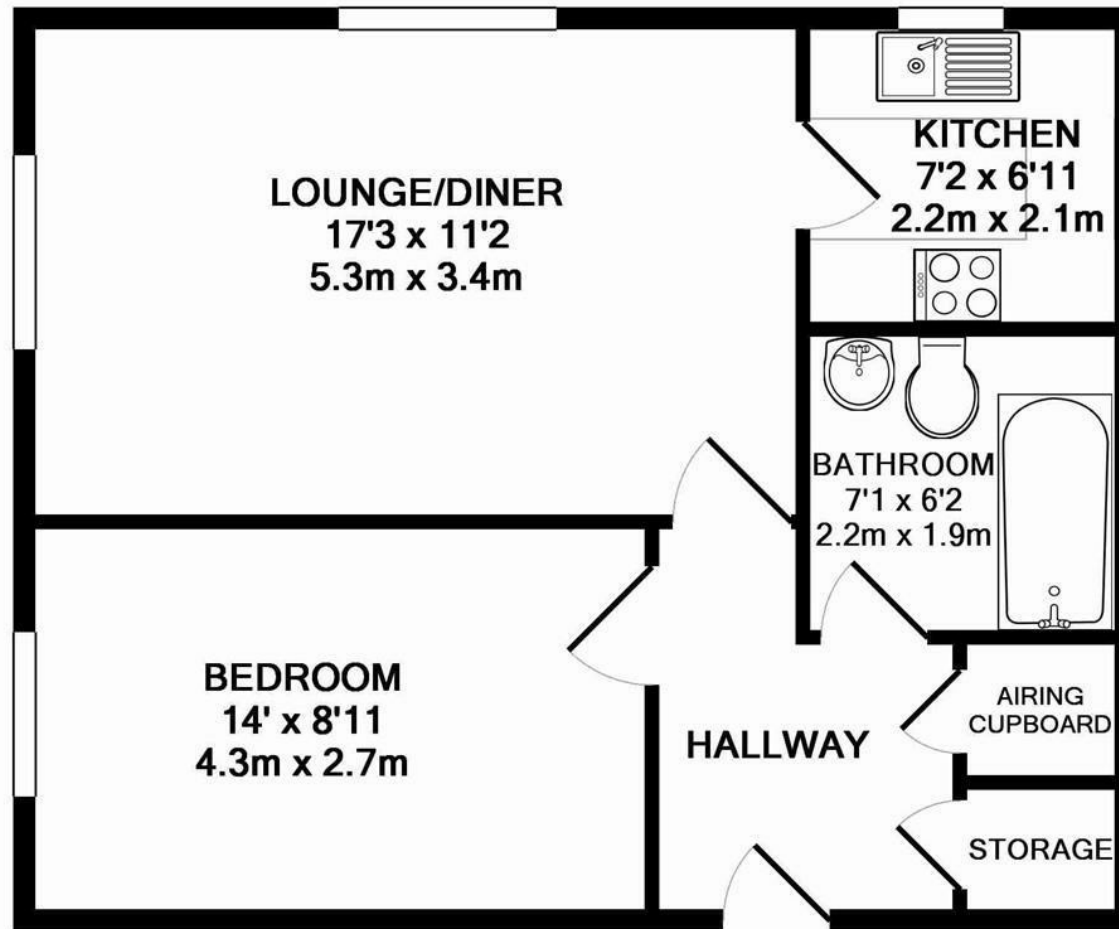
Service Charge: £1,259.16 per annum

Ground Rent N/A

Buildings Insurance: £140 per annum







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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