



Gilligan Close, Horsham, RH12 1UH
Asking price £218,950

& LINES
James

Gilligan Close, Horsham

- NO CHAIN
- LEASEHOLD 918 YEARS REMAINING
- SUNNY TOP FLOOR FLAT
- TWO BEDROOMS
- SPACIOUS
- WALKING DISTANCE OF TOWN
- PLEASANT OUTLOOK
- EPC RATING E
- COUNCIL TAX BAND B

**** OFFERED FOR SALE WITH NO ONWARDS CHAIN ****

A spacious two bedroom top floor flat situated in a peaceful development within walking distance of the town centre.

Property

The property is approached by well kept communal areas and benefits from a recently fitted modern entry phone system. The stairwell area is tidy, spacious and well-lit. A lockable drying room shared with the other property on the same landing, provides a useful area and allows the property to be kept free of wet washing.

On entering the flat there is a very generous storage cupboard meaning coats and shoes can be tucked away with ample room for suitcases/golf clubs/children toys etc. The spacious living room with full-width window allows plenty of natural light and sun, and enjoys views of the riverside. The kitchen has a pleasant outlook to the grounds, and is fitted in a range of cream eye-level and base-level units with complementing dark worktops. There is suitable space for fridge, washing machine, dishwasher and kitchen table. The main bedroom also features the attractive riverside view, and the second bedroom is a good sized double. The bathroom is fitted with a white suite and shower over bath, and a large window allowing natural light and ventilation. Next to the bathroom is good sized airing cupboard with the water cylinder.

Additional features include double glazed windows throughout and programmable electric heating.





Location

Gilligan Close is a peaceful location, yet close to the town centre within a popular part of the town. The town centre can easily be reached on foot via a section of the River Walk making this a pleasant journey which connects you straight to Aldi & Waitrose/John Lewis. The station is just over a mile away with services to London Victoria in under the hour. By car the A264 can be accessed in a short drive, linking a number of commuter routes from the South Coast, Gatwick and London.

Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets and recreational facilities.

Outside

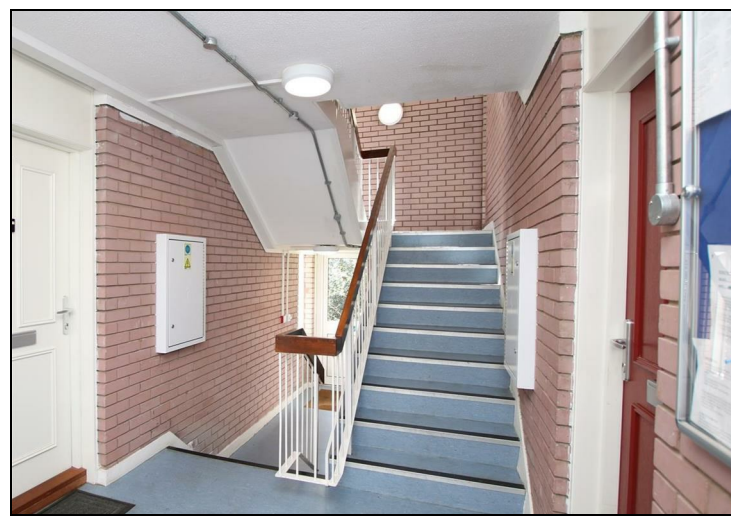
The development is surrounded by fully maintained communal grounds and offers a pleasant outlook from the property. There are ample parking spaces around the development.

Lease - 990 Years from 25th April 1983.

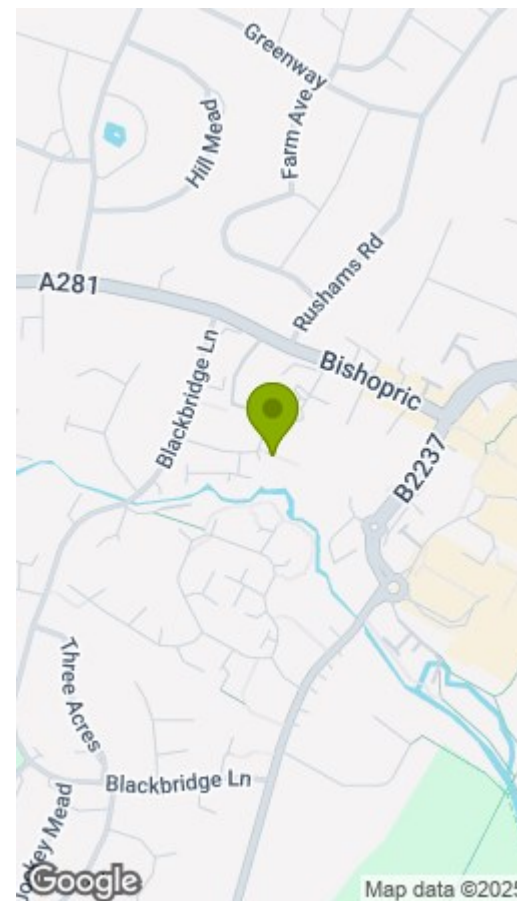
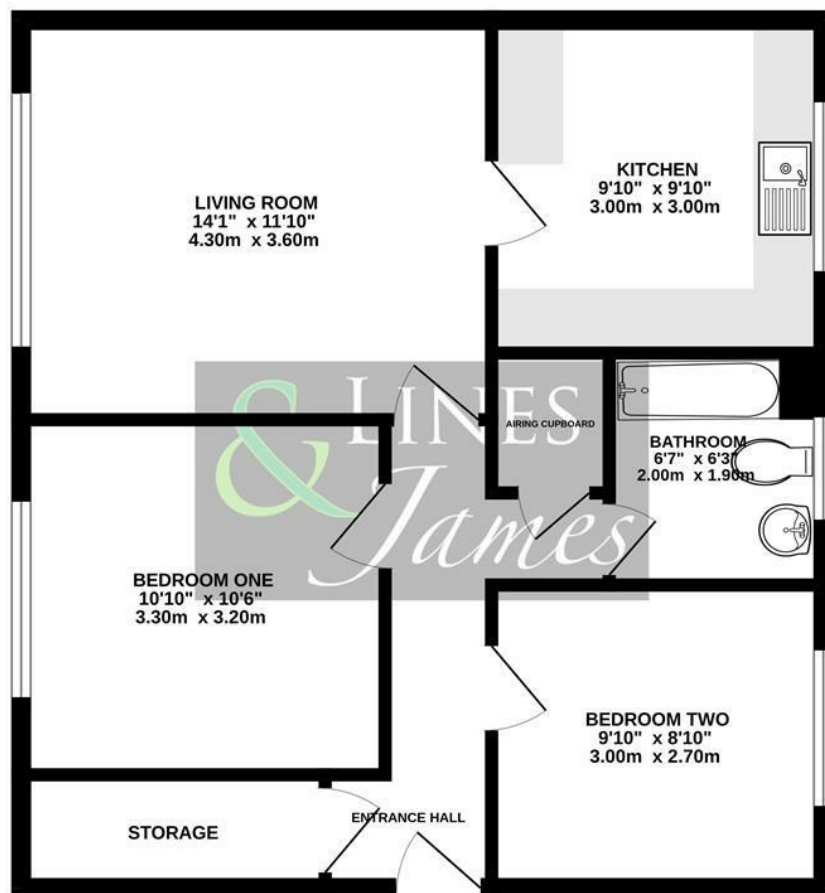
Service charge - £134.63 per month until April 2026

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.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 646sq.ft. (60.0 sq.m.) approx.
Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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