



**Cheviot Court, Northdown Close, Horsham, Sussex RH12 4QJ**  
**Offers in the region of £200,000**



## Cheviot Court, Northdown Close

- NO CHAIN
- FIRST FLOOR FLAT
- ONE BEDROOM
- WALKING DISTANCE OF BOTH STATIONS
- SPACIOUS
- WELL PRESENTED
- GARAGE EN BLOC
- COUNCIL TAX BAND B
- EPC RATING D
- LEASEHOLD

A very spacious and well presented first floor flat, situated within walking distance of the town centre and both stations.

### 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.



& LINES  
*James*



### Property

The entrance hall is a good size with ample room for a console table. 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 abundance of natural light with plenty of 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 white work tops. There is a built in oven, hob with extractor over and space for fridge and washer dryer. 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, with a mixture of glazed and unglazed white internal doors and also benefits from 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 & Service Charge

105 years remaining on the lease

Service charge £290.00 per quarter

Ground Rent N/A

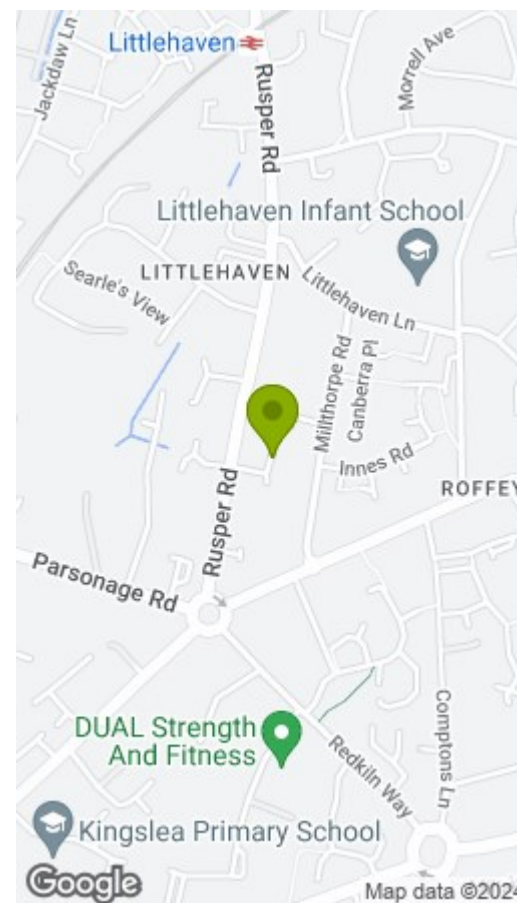
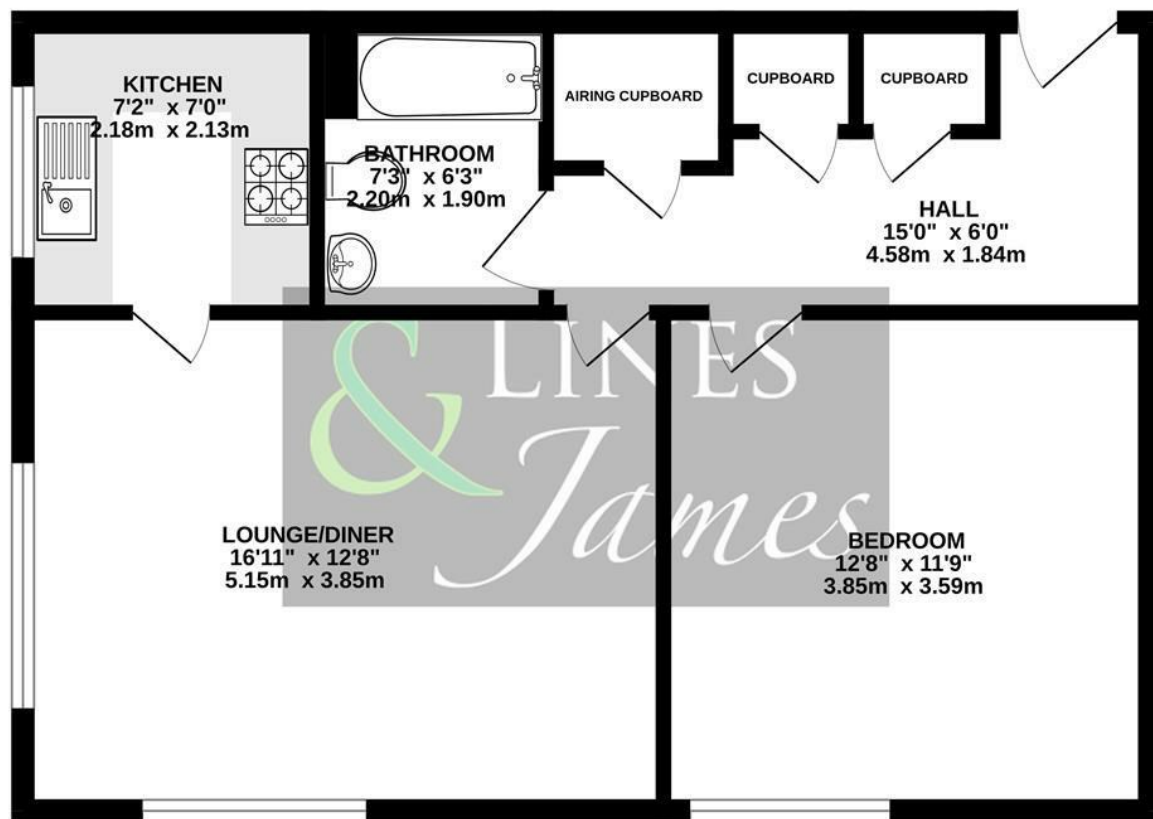
Insurance £124.00 per year to Managing agents



### 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  
624 sq.ft. (58.0 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192 plus <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions 192 plus <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> (1-20)		<b>G</b> (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	72	EU Directive 2002/91/EC	55
England & Wales		England & Wales	

TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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