



Connells

Gardeners Court New Street
Horsham

Gardeners Court New Street Horsham RH13 5TB

for sale
£225,000



Property Description

Investment Purchase Only - A well-presented and large two double bedroom first floor apartment, set within a purpose built residential development within a short walk to Horsham town and close to Horsham mainline station. The property is currently rented out and is being sold with tenant insitu.

The apartment benefits from large Lounge / Dining Room with feature fireplace, Modern beech effect fitted galley kitchen with electric oven, dishwasher, washing machine and free-standing fridge freezer, Two genuine double bedrooms both with built in wardrobes, and a modern fitted white matching bathroom suite with electric shower over the bath and good amounts of built in storage.

The property also benefits from full UPVC double glazing, Gas fired central heating to radiators and large storage cupboard to the entrance hallway. The development is also ideally located close to all local amenities to include parks and recreation facilities.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Penntorpe and Cottesmore.

Hallway

Large storage cupboard.

Lounge / Dining Room

Feature fireplace

Kitchen

Modern beech effect fitted galley kitchen with electric oven, dishwasher, washing machine and freestanding fridge freezer,

Bedroom 1

Double bedroom with built-in wardrobe.

Bedroom 2

Double bedroom with built-in wardrobe.

Bathroom

Modern fitted white matching bathroom suite with electric shower over the bath and good amounts of built in storage.

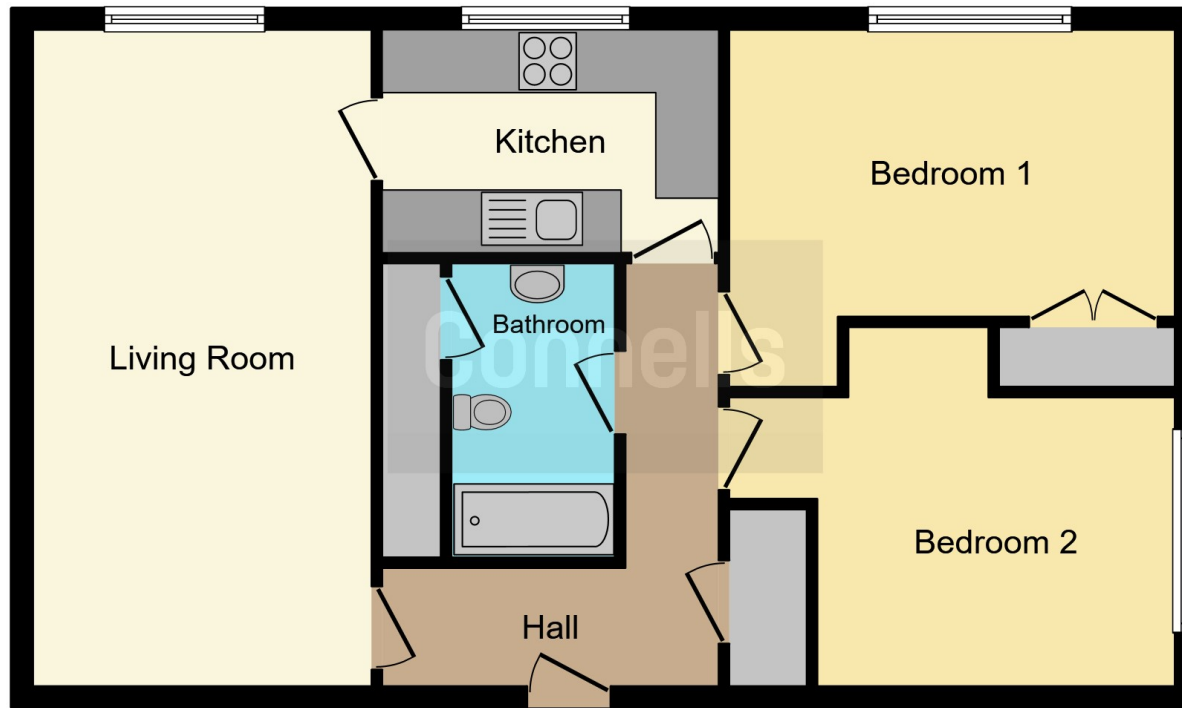
External

Access to beautiful communal gardens.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/HS404860

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Apr 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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