



Connells

Alden Court
Horsham



Property Description

Connells are delighted to bring to the market this spacious two bedroom first floor apartment located within a short walk of the town centre and Horsham station. The apartment boasts ample natural light and well-appointed living spaces. The open-plan layout features a kitchen with an adjacent area for living and dining, complete with a great size balcony. Additionally, the property comprises of two generously-sized double bedrooms, with built-in wardrobes in bedroom 2 and a modern bathroom accessible through the hallway.

To arrange a viewing contact Connells on 01403 256 331.

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, Pennthorpe and Cottesmore.

Hall

Large storage cupboard and airing cupboard.

Kitchen

11' 6" (max) x 6' 6" (max)
3.51m (max) x 1.98m (max)

Wall and base units, electric hob and oven with extractor fan above. Integral fridge / freezer.

Living / Dining Room

16' 5" (max) x 15' 2" (max)
5.00m (max) x 4.62m (max)

Bedroom 1

16' 3" (max) x 9' 4" (max)
4.95m (max) x 2.84m (max)

Large airy window.

Bedroom 2

8' 6" (max) x 12' 6" (max)
2.59m (max) x 3.81m (max)

Large airy window, built-in wardrobes.

Bathroom

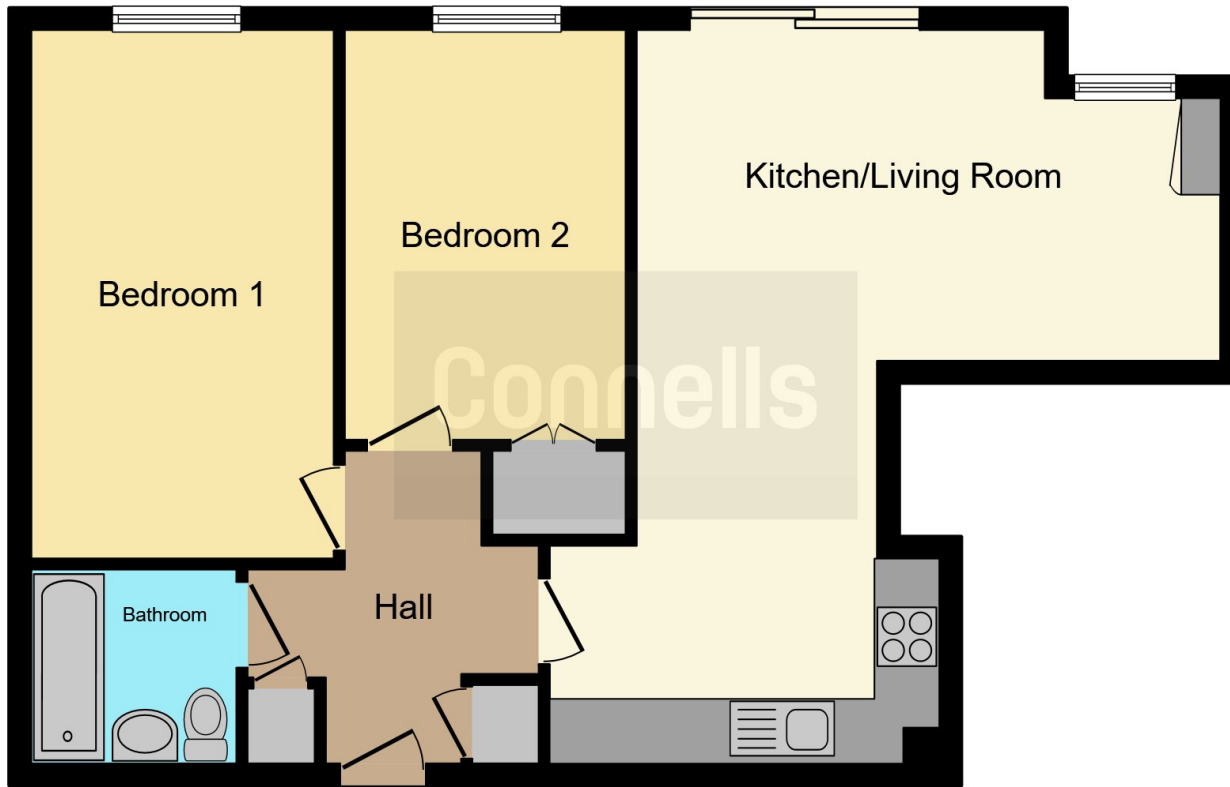
6' 3" (max) x 6' 8" (max)
1.91m (max) x 2.03m (max)

Shower over bath, heated towel rail, WC and sink.

External

Allocated parking space





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

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: B

view this property online [connells.co.uk/Property/HSH406715](https://www.connells.co.uk/Property/HSH406715)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH406715 - 0002