

Fishers Court, Horsham, RH12 2RJ

Asking Price £240,000

Council Tax Band: C



LOCATION

We are delighted to bring to the market this spacious, very well-presented two bedroom, top floor flat in a convenient location in Horsham. It is less than a 5 minute walk to Horsham park and approximately a 20 minute walk to both Horsham station and the town centre, with its wealth of cafes, shops and restaurants. It is also within easy walking distance of a local co-op store and a 2 minute drive out to the Robin Hood roundabout, giving access to the A24 and the A264.

PROPERTY

You enter the property into a fantastic entrance hall with built-in storage, space for a tumble dryer and a window to allow plenty of natural light into the space. A door leads into a further hallway off which you can access all of the rooms. To the right-hand side of the property is the 19 ft lounge/diner, off which is the modern kitchen with a range of grey country style base and wall units, plumbing for a slimline dishwasher, in addition to a washing machine and space for large fridge/freezer. To the left-hand side of the property are the bedrooms. The main bedroom is a great size, with a deep built-in cupboard with hanging rail and shelving, and the second bedroom is a good-sized single. Finally, a large bathroom, with a modern white suite and shower over the bath completes the accommodation. This delightful, spacious, property has a modern kitchen and bathroom, a recently fitted combi boiler, triple glazed windows, new internal doors and upgraded electrics and an internal viewing is highly recommended.

OUTSIDE

There is one allocated parking space and plenty of visitor spaces.



Total area: approx. 56.2 sq. metres (605.5 sq. feet)

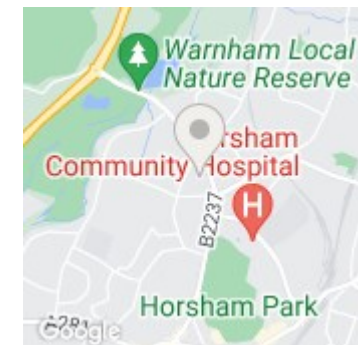
Total measurements include garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Open House Horsham



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	76	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	