



Grace Court, Crawley Road, Horsham, West Sussex, RH12 4EQ



woodlands



This modern 2 bedroom top floor apartment is brought to the market with no onward chain, and provides generous living and bedroom accommodation in a popular setting.

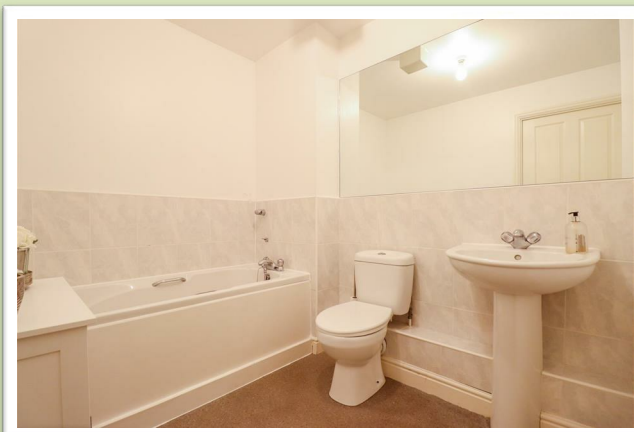
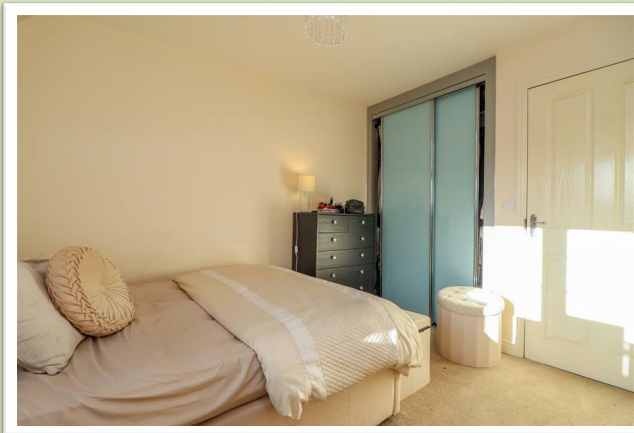
Within easy reach of Horsham train station and the vibrant market town centre beyond, whilst having the convenience of a row of local shops just a short walk away- you can see why this is such a sought-after area that people choose to settle down in. Horsham itself has an excellent range of amenities, major high street retailers, independent boutique shops and residents are spoilt for choice with the selection of Bars and restaurants for evening entertainment.

Set back from the road in a private development, the communal entrance hall is accessed by secure door entry system. Stairs lead to the top floor and a spacious entrance hall welcomes us into this bright apartment enjoying dual aspects. The main living area is of an open-plan design. With a carpeted living space providing plenty of room for both living and dining furniture. The kitchen is well-equipped with a good range of base and wall units, a fitted oven and hob and space for freestanding white goods.



There are two double bedrooms - both doubles, with the principal bedroom also benefitting from fitted wardrobes and an en-suite shower. A large bathroom completes the internal accommodation.

The property has an allocated parking space as well as use of some communal visitor spaces.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

TOP FLOOR

ENTRANCE HALL 17'0" x 5'10" (5.18m x 1.78m)

LIVING ROOM 13'08" min x 11'03" (4.17m min x 3.43m)

KITCHEN AREA 12'03" x 5'10" (3.73m x 1.78m)

BEDROOM ONE 9'0" x 11'02" (2.74m x 3.40m)

EN-SUITE SHOWER ROOM 6'11" x 4'07" (2.11m x 1.40m)

BEDROOM TWO 7'06" x 10'09" (2.29m x 3.28m)

BATHROOM 8'02" x 6'04" (2.49m x 1.93m)

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 183 YEARS

SERVICE CHARGE: £734.57 (01.07.24-31.12.24)

GROUND RENT: £132.38 BI ANNUALLY

NO ONWARD CHAIN

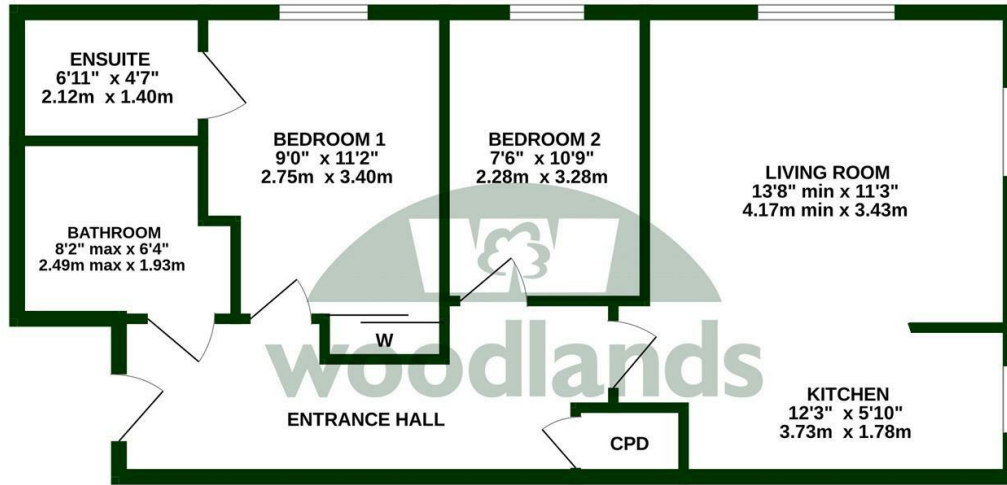


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TOP FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION: Grace Court consists of three blocks of purpose built apartments with allocated parking for residents. There are small areas of lawn as well as both bin and bike storage within the parking areas.

LOCATION: Horsham offers a varied and comprehensive range of shops, a vibrant restaurant and cafe culture and recreational facilities. Horsham's mainline station offers links to both London and Brighton. The A264 Horsham bypass provides simple access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports.

DIRECTIONS: From Horsham railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the third exit into Crawley Road. Proceed over the mini roundabout and continue past the shops on the right hand side. Grace Court can be found on the right hand side, opposite Leith View Road.

COUNCIL TAX: Band C.

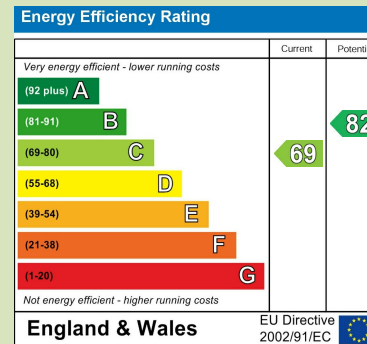
EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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