



Gardeners Court, New Street, Horsham, West Sussex, RH13 5TB



woodlands



Located in a popular road, within easy walking distance to Horsham station and the town centre, and offering scope for the new owners to enhance and improve, this generously sized two double bedroom ground floor apartment is brought to the market with no-onward chain, and would make the perfect property for a range of buyers.

First time buyers will love the location - in the centre of this vibrant market town with an abundance of independent shops, major high street retailers, restaurants, bars, greenspaces and amenities, you can see why so many people choose to put down roots in Horsham. And likewise, investors will no doubt see the potential for a strong yield return, whilst the property also benefits from an extended lease on completion.

Accessed by attractive communal grounds and set back from the road, the property is opposite a small parade of shops. The apartment is accessed by a communal entrance hall. Before entering the property, there is a large store cupboard that belongs to the flat offering an excellent amount of storage for larger items such as bikes and buggies.

The front door of the flat leads into an internal hallway. There is even more storage solutions here, with four large cupboards. The main living space is an excellent size, decorated in neutral tones and benefitting from a large window, filling the room with lots of natural light. There is plenty of space for both living room and dining furniture. The kitchen can be accessed from the living room and hallway, and is fitted with a good range of base and wall units as well as space for freestanding appliances.

The bedrooms are both generous doubles, and also feature built-in double wardrobes. A bathroom with heated towel rail completes the internal accommodation.

Externally, there is a small amount of communal parking available to residents once a parking permit is applied for.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**AMPLE STORAGE CUPBOARDS**

**LIVING/DINING ROOM 19'06" x 11'05" (5.94m x 3.48m)**

**KITCHEN 6'10" x 11'11" (2.08m x 3.63m)**

**BEDROOM ONE 12'0" x 11'05" (3.66m x 3.48m)**

**BEDROOM TWO 11'11" x 9'09" (3.63m x 2.97m)**

**BATHROOM 6'04" x 6'10" (1.93m x 2.08m)**

**EXTERNAL STORAGE CUPBOARD 7'06" x 3'03" (2.29m x 0.99m)**

**OUTSIDE**

**COMMUNAL GROUNDS**

**COMMUNAL PARKING AVAILABLE VIA PERMIT**

**OUTGOINGS**

**LEASE LENGTH: Will be extended until 24.12.2190**

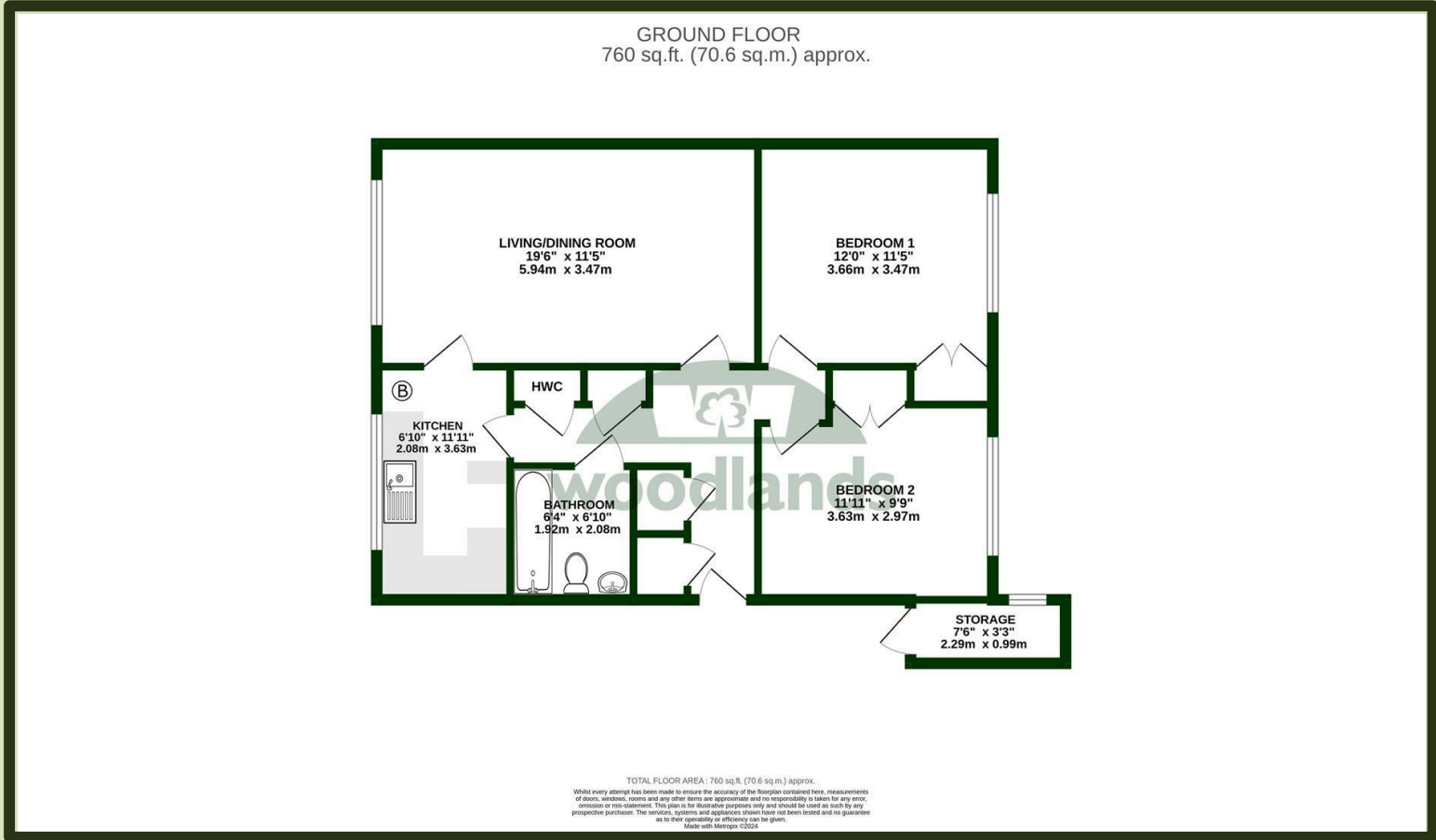
**SERVICE CHARGE: £1,040.44 for 2023/2024**

**GROUND RENT: NONE PAYABLE**

**NO ONWARD CHAIN**



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**LOCATION:** Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham Town centre turn right at the traffic lights into Park Street. At the next set turn left into East Street and proceed under the Iron Bridge. Take the second turning on the left into New Street. Proceed for a short distance, where Gardeners Court will be found on the right hand side.

**COUNCIL TAX:** Band C.

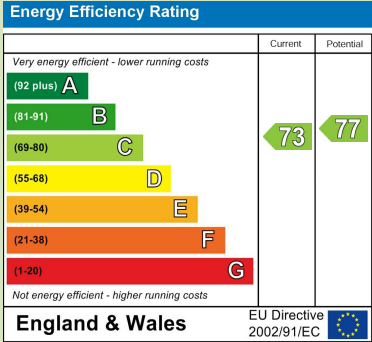
**EPC Rating:** C.

**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**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.