



North Street, Horsham, West Sussex, RH13 5TU





Completed in 2016, this spacious luxury one bedroom apartment is brought to the market for the first time since new, offering generous living and bedroom accommodation in an excellent central position.

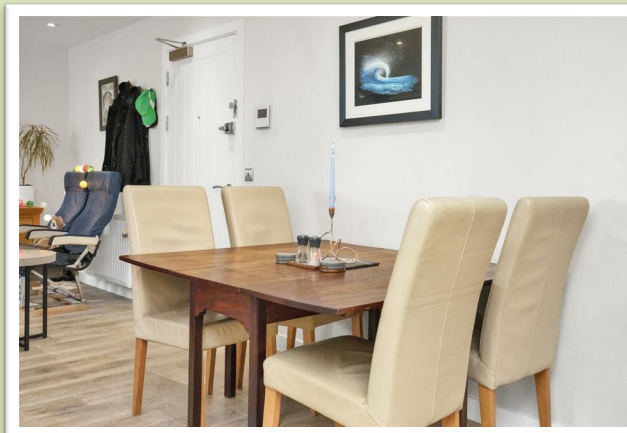
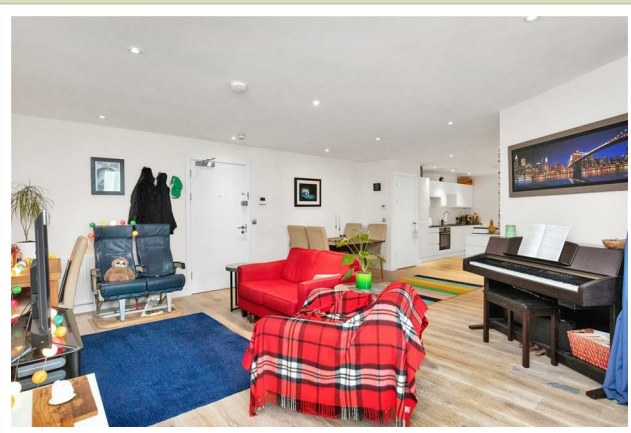
The location can't be beaten - just a short walk to the front entrance of Horsham's main line train station offering direct access to London, Gatwick Airport and the Southeast, and within easy walking distance to the main shopping district of this vibrant market town, with an abundance of excellent independent boutique shops, bars and restaurants as well as major high street retailers, alongside a fabulous park offering an expanse of greenspace and leisure facilities, you can see why so many choose to settle down here.

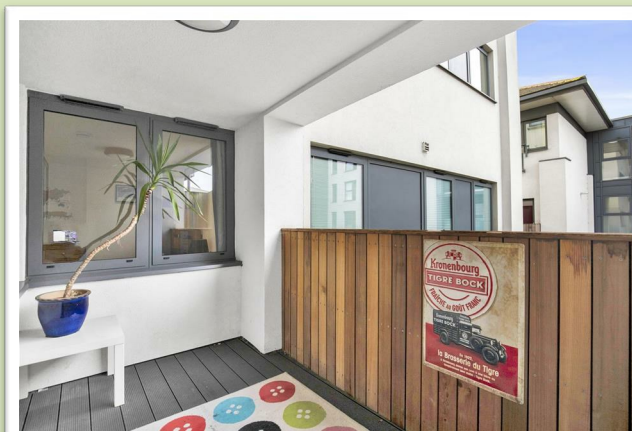
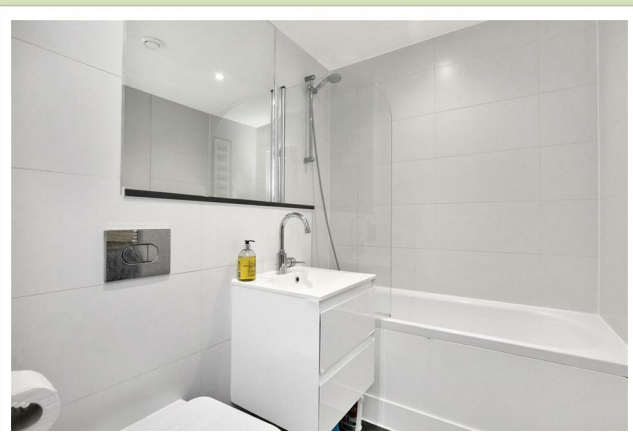
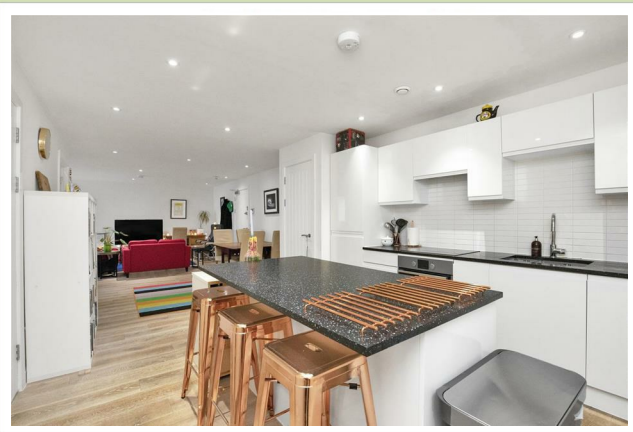
From the road, steps lead to a large covered entrance porch with post boxes and a video door entry system. The property is positioned to the rear of the development offering a quiet aspect away from the hub of daily life.

The front door to the apartment opens up to an extremely generous bright open plan living space. The living area provides plenty of room for both sofas, armchairs and dining room furniture, overlooking a balcony providing outdoor space for some al-fresco dining and entertaining in the summer months. One of the stand out features of this home is a beautifully presented kitchen perfect for hosting dinner parties with friends and family, with a large central island with breakfast bar quartz worktops, fully integrated appliances and a large pantry cupboard.

There is a fully fitted bathroom with full bath tub and is tastefully presented in neutral tones with Porcelanosa floor and wall tiles and vanity sink unit, and a large double bedroom with space for freestanding furniture completing the internal accommodation.

The property benefits from permit parking for one vehicle.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

OPEN PLAN KITCHEN/LIVING SPACE 35'04" x 16'10" (10.77m x 5.13m)

BALCONY

BEDROOM 13'01" x 10'10" (3.99m x 3.30m)

BATHROOM 6'04" x 5'03" (1.93m x 1.60m)

OUTSIDE

PERMIT PARKING FOR ONE VEHICLE

ANPR RESIDENTS PARKING ONLY

OUTGOINGS

LEASE LENGTH: 117 YEARS

SERVICE CHARGE: £2,000 PER ANNUM

GROUND RENT: £250 PER ANNUM

NEXT GROUND RENT REVIEW: 2036

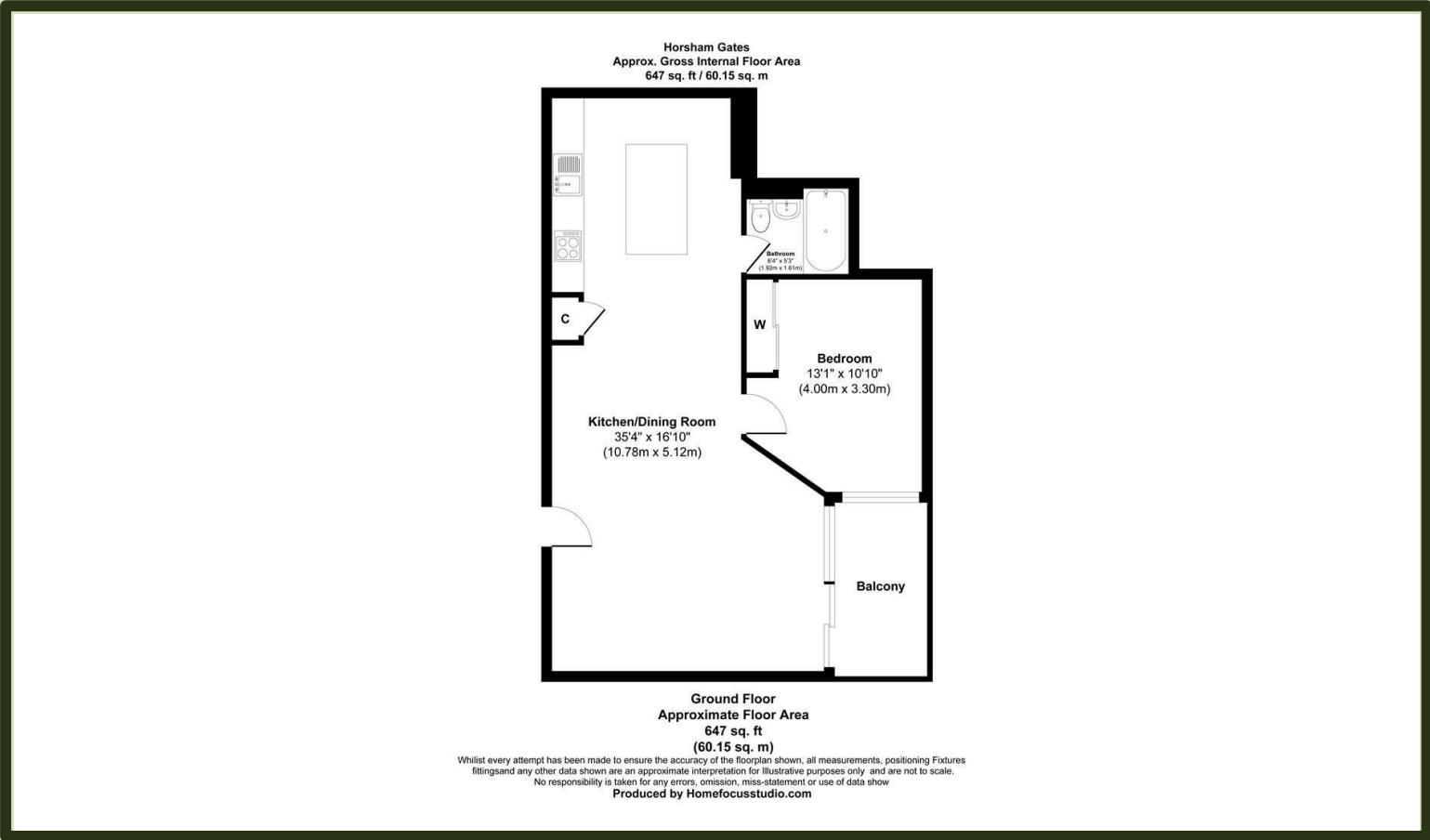
NO ONWARD CHAIN



www.woodlands-estates.co.uk

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Tel: 01403 270270



PLEASE NOTE: There is an ANPR reader in the car park available for RESIDENTS ONLY. For everyone viewing the property, please park in a nearby road. Please contact Woodlands for more information.

LOCATION: Horsham Gates is set in a prime convenient location, opposite Lidl and just a short walk from Horsham mainline station, park and town centre.

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 and there is Piries Place with 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.

For those needing to commute, Horsham Station is a two minute walk, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. The property can be found on the left hand side.

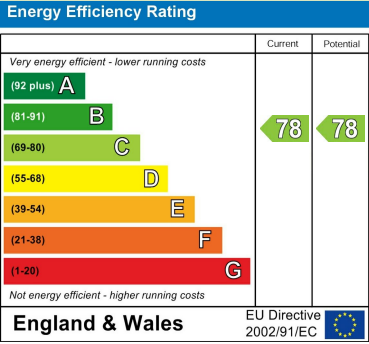
COUNCIL TAX: Band B.

EPC Rating: C.

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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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.