



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





A beautifully presented modern apartment, this spacious two double bedroom home sits on the second floor of a sought-after development built by Redrow Homes in 2007. Ideally located, it's within easy reach of local amenities, excellent bus routes, Littlehaven train station and major road links, making it perfect for both commuters and those who enjoy convenience. Offered to the market with no onward chain.

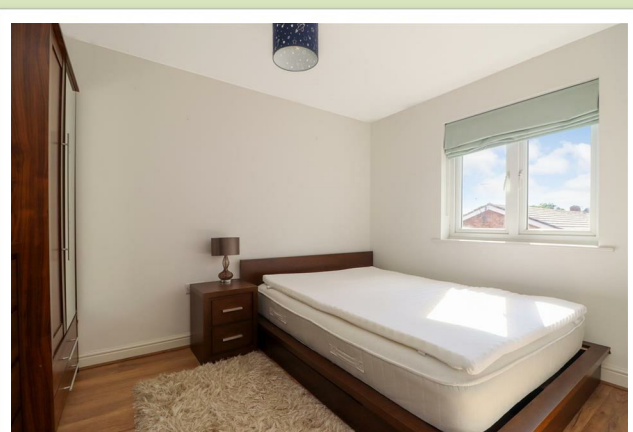
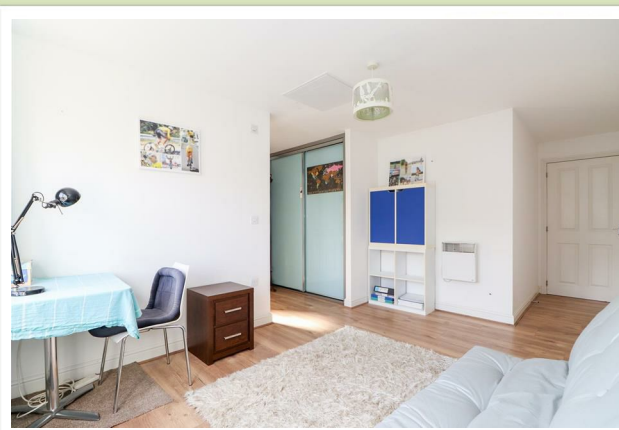
The property is accessed via a secure entry system into a communal hall. Inside, a welcoming entrance hall with a large storage cupboard leads into the bright open-plan living and dining area. A charming bay window floods the space with natural light, while fitted carpets add warmth and comfort. The adjoining kitchen is stylish and practical, with a range of wall and base units, an integrated oven and hob, plus a washing machine, combining sleek design with everyday convenience.

The principal bedroom is generously sized, complete with fitted wardrobes and a modern en-suite shower room featuring a double shower enclosure. The second double bedroom provides excellent flexibility – ideal as a guest room, home office or additional reception space – and is served by a well-appointed family bathroom.



Externally, the development benefits from well-maintained communal gardens, a bike store, and allocated parking along with visitor spaces available on a first-come-first-served basis.

With its modern layout, desirable location and chain-free status, this apartment is an outstanding opportunity for first-time buyers, downsizers or investors alike.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 19'06" x 11'10" (5.94m x 3.61m)

KITCHEN 9'05" x 7'10" (2.87m x 2.39m)

BEDROOM ONE 19'06" x 15'0" (5.94m x 4.57m)

EN-SUITE SHOWER ROOM 7'0" x 5'01" (2.13m x 1.55m)

BEDROOM TWO 8'06" x 11'03" (2.59m x 3.43m)

BATHROOM 6'07" x 7'02" (2.01m x 2.18m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

OUTGOINGS

LEASE LENGTH: 182 YEARS

SERVICE CHARGE: £2,052.00 PER ANNUM

GROUND RENT: £265.00 PER ANNUM

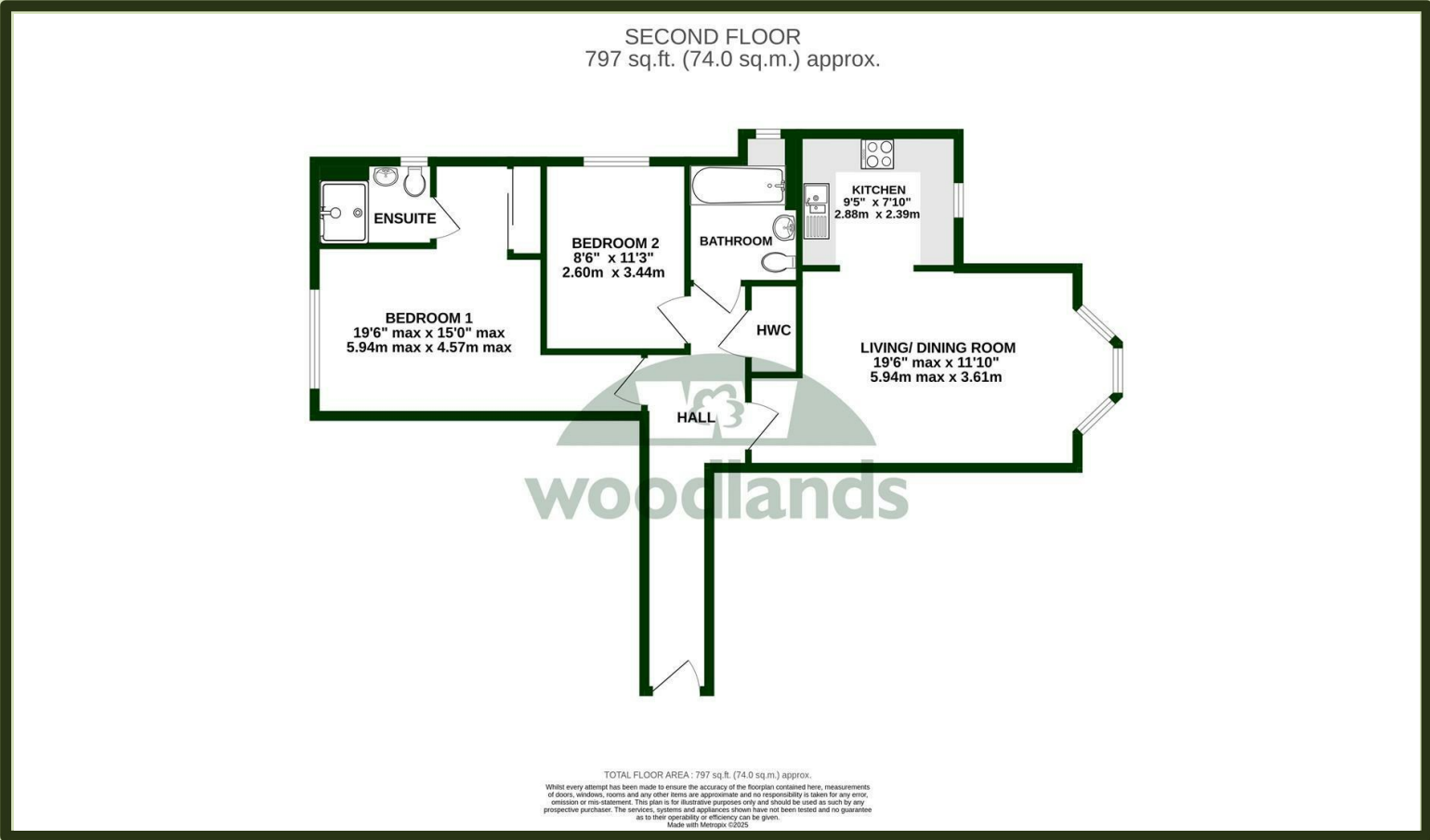
NO ONWARD CHAIN



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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.

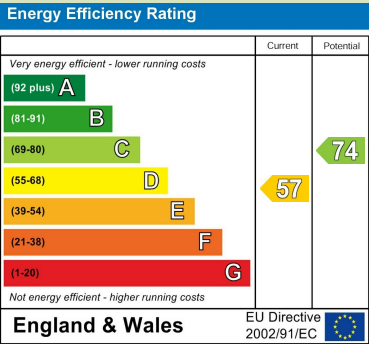
EPC Rating: D.

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.