



1 Chiltern Court, Rusper Road, Horsham, West Sussex, RH12 4HZ

Offers Over £190,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

In brief...

- 1 double bedroom ground floor apartment
- Garage and ample resident parking
- Would let out for £950 - £1,000 per month
- Long lease
- Close to transport links and shopping facilities
- No ongoing chain

A well presented and positioned 1 double bedroom ground floor apartment with long lease, garage and well tended communal gardens. The property is situated in this popular residential area, close to major transport links and shopping facilities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





In more detail...

A well presented and positioned 1 double bedroom ground floor apartment with long lease, garage and well tended communal gardens. The property is situated in this popular residential area, close to major transport links and shopping facilities. This would make an ideal first time or investment purchase and would let out for £950 - £1,000 per month.

The accommodation comprises: entrance hallway with useful storage cupboard and airing cupboard, double aspect sitting room with pleasant outlook and kitchen fitted with a range of units. Off the hallway there is access into the bedroom and bathroom.

Benefits include double glazed windows, electric heating, and newly fitted carpets throughout.

There is ample resident parking, beautifully kept gardens, drying area and a garage nearby.

Tenure: Leasehold

Lease: 103 years remaining

Maintenance charge: £290.68 per quarter

Maintenance charge review period: June annually

Buildings Insurance: £139.30 annually

Ground rent: N/A

Ground rent review period: N/A

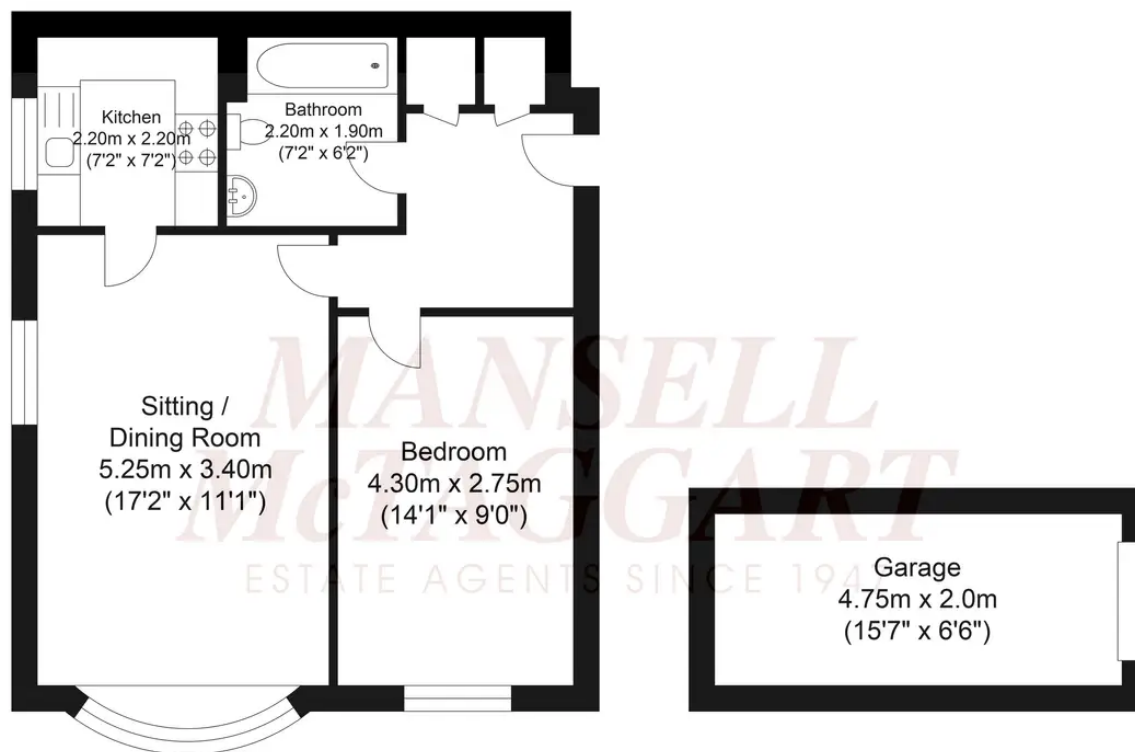
Managing agents: Northdown Close Management Company

The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family.

Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
504.82 sq ft
(46.90 sq m)

Garage
Approximate Floor Area
102.25 sq ft
(9.50 sq m)

Approximate Gross Internal Area (Excluding Garage) = 46.90 sq m / 504.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Horsham

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