



38 Gorringes Brook, Horsham, RH12 5HH
£170,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 1 double sized bedroom
- Ground floor apartment
- Built in the 1990s
- No onward chain
- Resident parking and communal gardens
- Ideal first time or investment purchase
- Long lease
- Popular development close to transport links, walks and town centre

A well located 1 double bedroom ground floor apartment, built in the 1990s with resident parking, long lease and no onward chain

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A well located 1 double bedroom ground floor apartment, built in the 1990s with resident parking, long lease and no onward chain. The property is situated on a popular development, close to transport links, walks and Horsham town centre. The accommodation comprises: entrance hallway with storage and airing cupboard, double sized bedroom, bathroom, sitting room and kitchen with pleasant outlook. Benefits include double glazed windows and electric heating. There is ample resident parking and well tended communal gardens.

Tenure: Leasehold

Lease: 999 years from 1998

Maintenance charge: £1,236 per annum

Maintenance review period: Annually

Ground rent: N/A

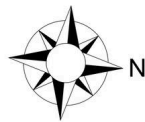
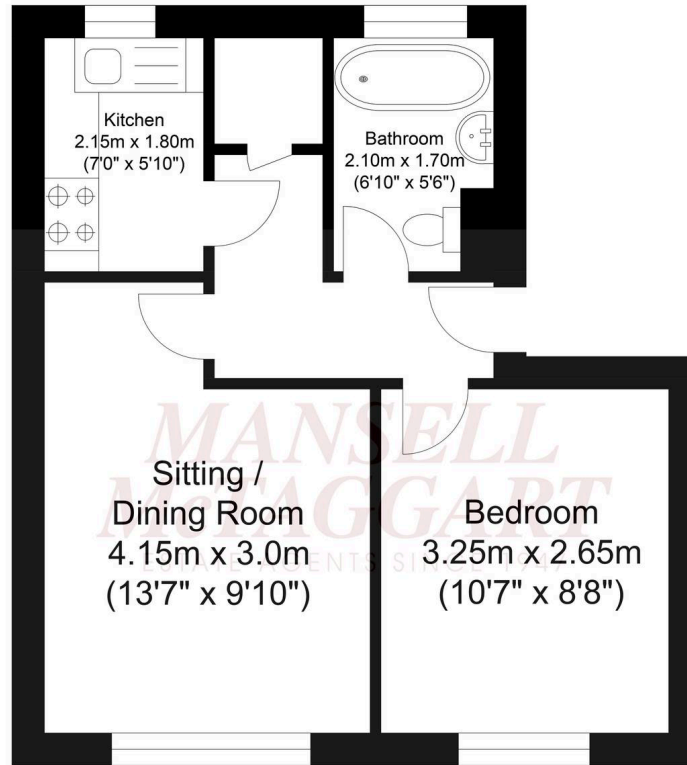
Ground rent review period: N/A

Managing agents: Whitford Estates 01903 812816

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.

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Approximate Floor Area

340.03 sq ft
(31.59 sq m)

Approximate Gross Internal Area = 31.59 sq m / 340.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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