



237 Horsham Gates Two, North Street, Horsham, RH13 5TU

Guide Price £200,000 – £210,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 1 double bedroom second floor duplex apartment
- Lift service
- No onward chain
- Good sized balcony with far reach southerly views
- Popular development
- Fully fitted kitchen
- Built in 2016
- Close to railway station, shops, walks and town centre

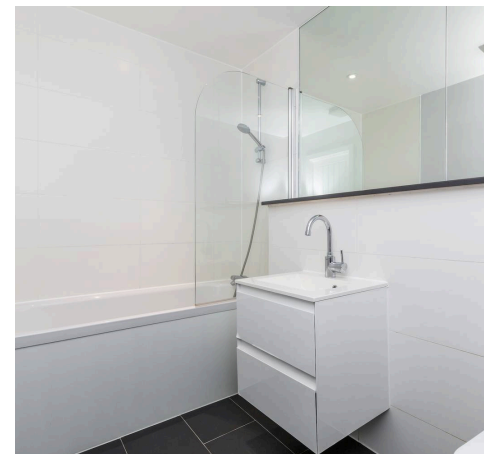
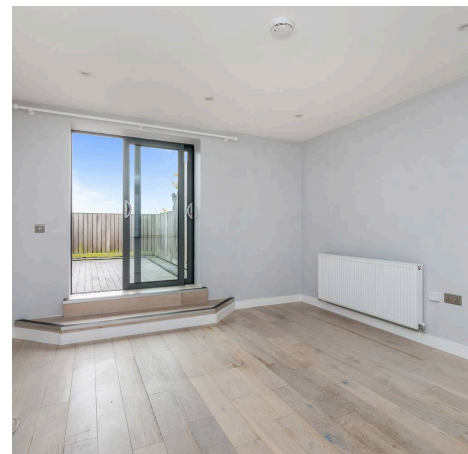
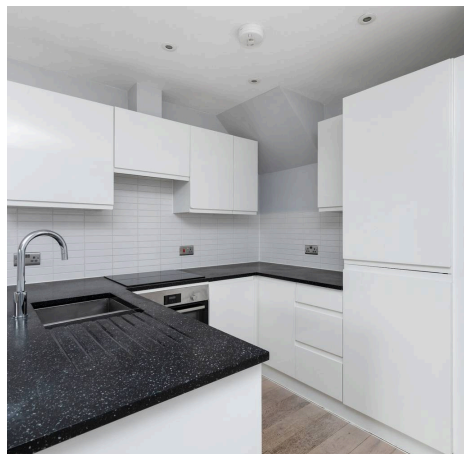
A superbly located 1 bedroom second floor duplex apartment with lift, resident parking, balcony with far reaching southerly views and no onward chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A superbly located 1 bedroom second floor duplex apartment with lift, resident parking, balcony with far reaching southerly views and no onward chain.

The property is situated on a popular development, within striking distance of the railway station, town centre, shops and country walks.

The accommodation comprises: entrance hallway and kitchen/sitting/dining room with sliding doors onto a great sized south facing suntrap terrace offering a fine outlook.

The kitchen is fitted with an attractive range of units, integrated appliances and Silestone work surfaces.

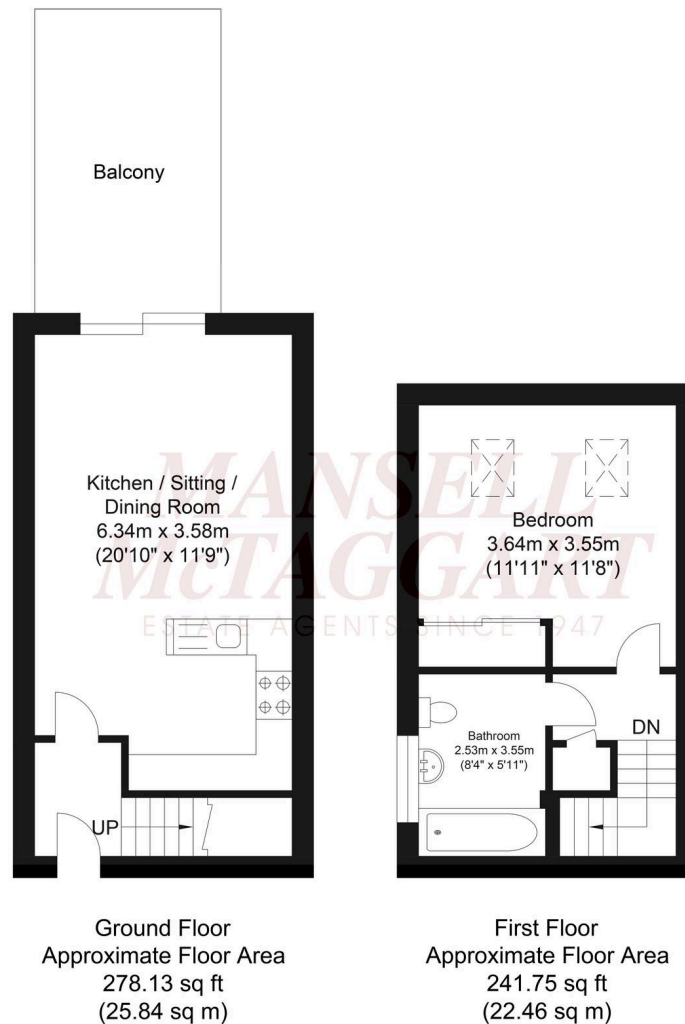
From the hallway there are stairs that rise to the first floor with modern bathroom and well proportioned double sized bedroom with fitted wardrobes.

Benefits include lift service, security entry system, double glazed windows, electric heating, fibre-optic broadband and ample resident parking.

Tenure: Leasehold Lease: 125 years from 2016
Maintenance charge - £1,776.20 per annum
Maintenance charge review period: Annually
Ground rent: £250 per annum Ground rent review period: Every 20 years

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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