

Precision Court, Park Terrace East, Horsham, RH13 5DJ.

Guide Price £280,000 Leasehold

MARTIN&CO

- Two double bedrooms
- Contemporary ensuite and bathroom
- Modern kitchen with appliances
- South west facing balcony
- Elevated views
- Allocated parking
- EPC B
- Beautifully presented
- Close to town centre and train station
- Viewing recommended



Occupying a second floor position, this well balanced two bedroom apartment enjoys excellent natural light, a pleasant open outlook and a layout that suits both owner occupiers and investors.

The open plan kitchen and living area forms the heart of the home, providing a comfortable and sociable space with room for both dining and relaxing.

The kitchen is fitted with a modern range of units and integrated appliances, while the living area opens directly onto the balcony, creating a useful outdoor space to sit out and enjoy the elevated view.

The balcony comes into its own in the afternoon and early evening, working particularly well for sitting out after work or enjoying the later sun.





The main bedroom also has direct access to the balcony, making it a bright and airy room with the added benefit of fresh air and outside space.

Both bedrooms are well proportioned and benefit from fitted wardrobes, with the main bedroom further served by an ensuite shower room. A separate bathroom serves the second bedroom and guests.

The apartment is well presented throughout and benefits from one allocated parking space. Being positioned on the top floor gives a greater sense of privacy along with improved light and outlook compared to lower levels.

The property is located within a short walk of Horsham town centre and Horsham mainline railway station, both comfortably reachable in under ten minutes on foot, making it a convenient choice for commuting, shopping and everyday amenities.

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 to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and 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.

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 has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Material Facts

Guide Price: £280,000

Tenure: Leasehold

Lease Details:
125 years from January 2016
Lease expiry March 2141
Approximately 115 years remaining

Service Charges:
£2,031 for 2025–2026
Payable in two six-monthly instalments
Review period annually

Ground Rent: £350 per annum





Review period to be advised

Council Tax Band: C
Horsham District Council

EPC Rating: B

Property Type:
First floor flat (no lift)

Mains Services:
Gas, electricity, water and drainage

Heating Type:
Gas central heating to radiators

Further Information

Broadband Information:
Between 17 Mbps and 1000 Mbps

Mobile Coverage:
Good with most providers

Parking Type:
Allocated parking spaces

Flood / Erosion Risk:
River and seas: None
Surface water: Low risk







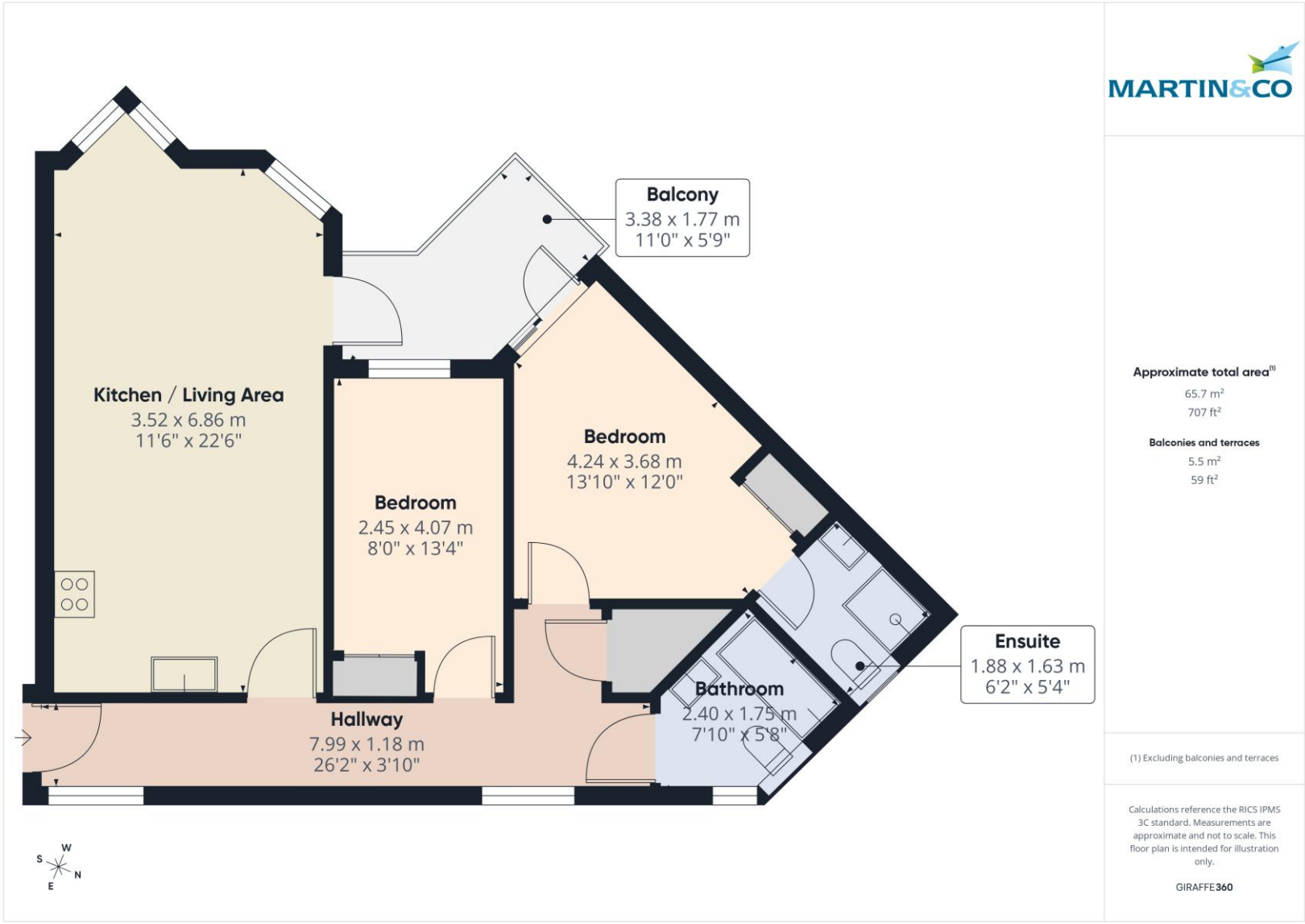












MARTIN&CO

Approximate total area(1)

65.7 m²

707 ft²

Balconies and terraces

5.5 m²

59 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Horsham

Envision House ● 5 North Street ● Horsham ● RH12 1XQ

T: 01403 248222 ● E: horsham@martinco.com

01403 248222

http://www.martinco.com

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman