

Trinity Court, Rushams Road, Horsham, West Sussex, RH12 2LD.

Offers invited

MARTIN&CO

- Beautifully Refurbished
- Top Floor Apartment
- 762 Sq Ft Accommodation
- Contemporary Bathroom and Ensuite
- Close to Horsham Park
- Horsham Mainline Station just 0.7 miles distant
- Private Loft Storage
- Allocated Parking
- EPC C
- Long Lease 971 years
- Peppercorn Ground Rent

Beautifully refurbished, surprisingly spacious and with Horsham Park just over the road, this impressive two bedroom top floor apartment offers approximately 762 sq ft of beautifully presented accommodation.

For some, it will be the location that immediately stands out. Step outside and Horsham Park is just over the road, giving you acres of green space virtually on the doorstep.

Horsham town centre is approximately 0.6 miles away, while a pleasant walk through the park takes you to Horsham mainline railway station, approximately 0.7 miles away or around 15 minutes on foot.

For others, it will be the space and storage. At approximately 762 sq ft, the apartment has generous proportions throughout, including a large entrance hall, a 16 ft sitting/dining room and separate 16 ft kitchen/breakfast room. Fitted storage to both bedrooms, a separate hall cupboard, dedicated utility cupboard and the substantial private loft area above.







Then there is the condition.

The apartment includes a fully refitted kitchen/breakfast room, bathroom and ensuite shower room. Beautiful herringbone flooring extends through the entrance hall and kitchen, helping to create a smart, cohesive contemporary finish.

Being on the top floor brings further advantages. There is no apartment above, large windows allow plenty of natural light into the rooms and the elevated position provides attractive views across the surrounding area.

The generous entrance hall creates an excellent first impression and immediately gives a sense of the space found throughout the apartment. The beautiful herringbone flooring runs through the hallway and continues seamlessly into the kitchen/breakfast room.

The hall has also been cleverly designed with a dedicated utility cupboard providing space for a washing machine with further space above for a tumble dryer, keeping laundry appliances away from the kitchen. Opposite is a separate, good sized storage cupboard, while the hall also provides direct access to the substantial private loft storage area above.

The sitting/dining room measures approximately 16'4" x 13'0" and comfortably accommodates both relaxing and dining areas without either feeling compromised. A large window brings plenty of natural light into the room, while the elevated top floor position provides an attractive outlook.

The kitchen/breakfast room has been completely refitted and is now one of the standout rooms of the apartment. At approximately 16'3" in length, it features an extensive range of contemporary cabinetry complemented by timber work surfaces, integrated appliances and the herringbone flooring that continues through from the entrance hall.

Importantly, its proportions leave plenty of room for a breakfast table, creating somewhere to enjoy a morning coffee or informal meal rather than simply somewhere to cook. With the laundry facilities accommodated separately in the hall, the kitchen is also freed up to work particularly well as both a practical and sociable space.

The principal bedroom is a generous double, measuring approximately 14'0" x 9'8", with fitted storage, plenty of natural light and attractive elevated views. It is served by its own beautifully refitted ensuite shower room.

Bedroom two measures approximately 10'6" x 8'0" and is a genuinely useful second room, with the added benefit of its own fitted storage cupboard. It works comfortably as a bedroom or guest room while also offering the flexibility to provide a dedicated home office.

The main bathroom has also been comprehensively refurbished and is finished in a smart contemporary style, with a bath and shower over, vanity storage and





modern tiling.

One of the property's most unusual and valuable features is the substantial private loft storage area. Accessed directly from the apartment and forming part of the leasehold demise, it provides an exceptional amount of additional storage rarely associated with an apartment.

Combined with the fitted bedroom storage, separate hall cupboard and dedicated utility cupboard, this makes the property particularly practical for apartment living.

Outside, Trinity Court sits within established communal surroundings and the apartment benefits from allocated parking.

Perhaps one of the greatest lifestyle benefits is how little you need the car once you are home. Horsham Park is just over the road, putting its open spaces and The Pavilions leisure facilities within exceptionally easy reach.

Horsham town centre is approximately 0.6 miles away, providing convenient access to The Carfax, shops, cafés, restaurants and everyday amenities. Horsham mainline railway station is approximately 0.7 miles away, with the walking route through Horsham Park taking around 15 minutes.







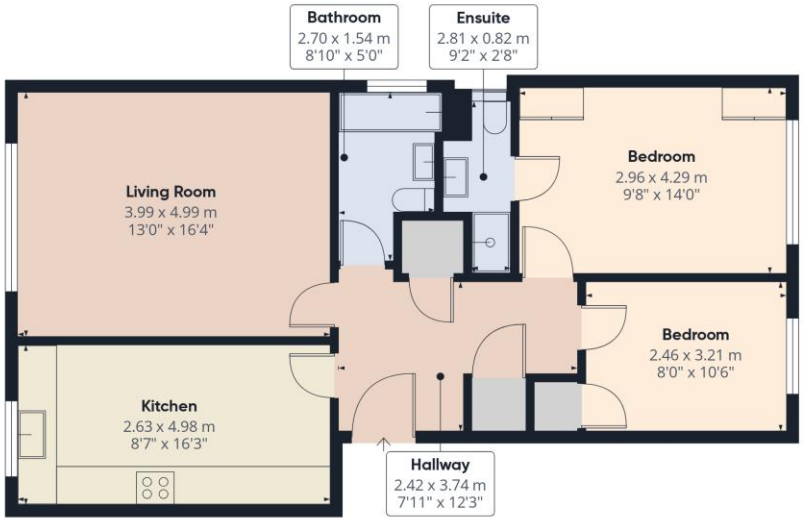




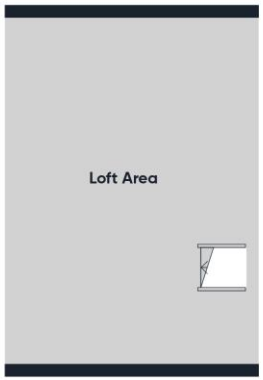








Ground Floor





Floor 1

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Approximate total area(1)

70.6 m²

762 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

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