

38 The Comptons, Comptons Lane

Guide Price **£265,000**

Henry Adams
estate agents

38 The Comptons

Comptons Lane, Horsham

No onward chain - This well-presented two-bedroom, two-bathroom apartment offers approximately 708 sq. ft. of thoughtfully arranged living accommodation in a quiet yet central location, conveniently situated for Horsham town centre and the mainline railway station. Set within a secure, gated development, the property benefits from an allocated private parking space, a balcony and beautifully maintained communal gardens.

A secure communal entrance leads into a well-kept hallway, with the apartment situated on the second floor. The private entrance opens into a welcoming reception hallway with useful built-in storage.

The heart of the home is the spacious open-plan kitchen, sitting and dining room, which enjoys a bright and airy atmosphere and views to the front aspect through Juliet doors. The kitchen is fitted with a range of wall and base units, complemented by contrasting work surfaces and a selection of integrated appliances, including an oven, gas hob, extractor hood, washer/dryer and fridge/freezer. The living and dining areas provide ample space for both relaxing and entertaining.

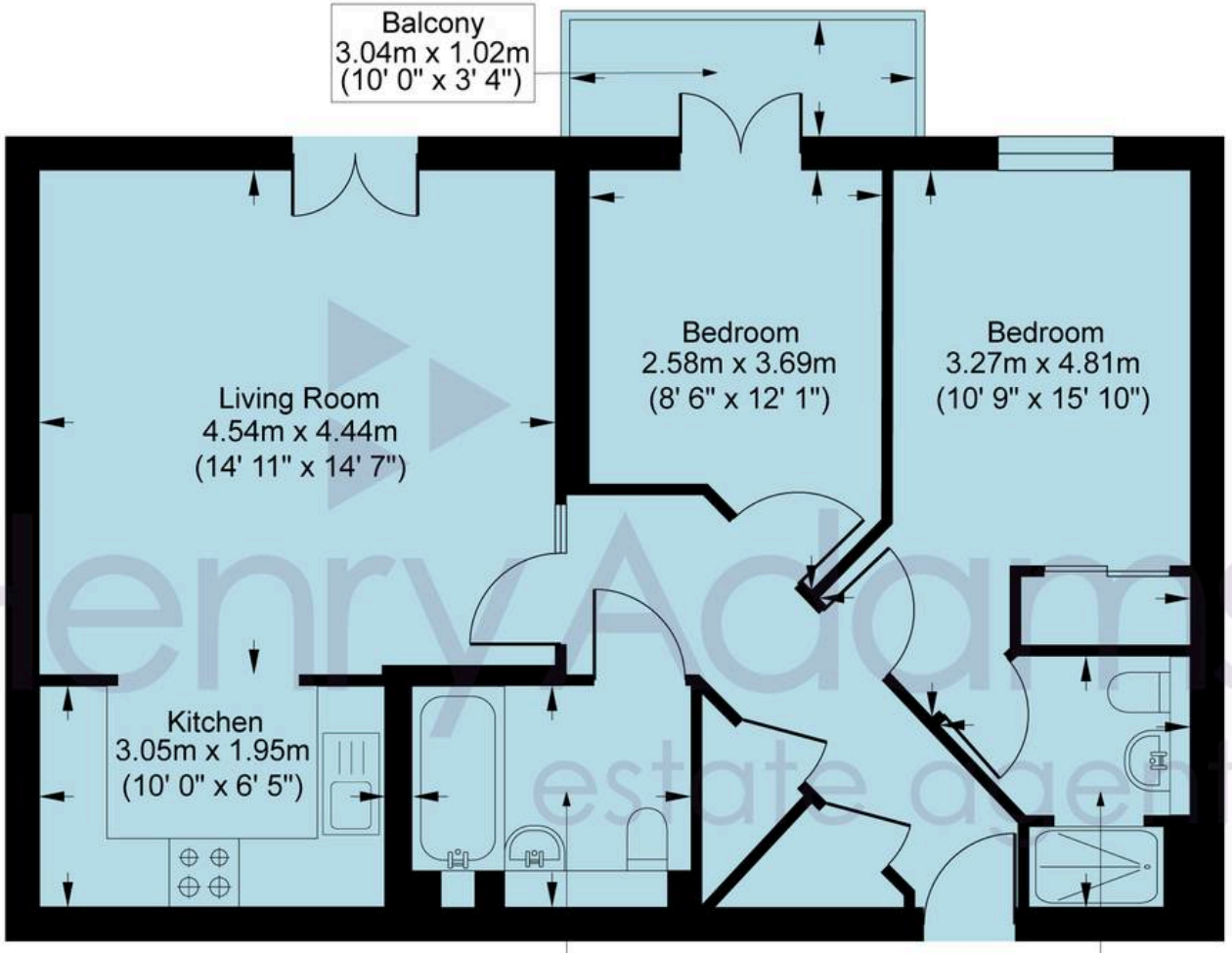
The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, comprising a shower, wash hand basin and WC, finished with chrome fittings and a heated towel rail. The second bedroom is also generously proportioned and enjoys access to a balcony, providing valuable additional outdoor space. A separate family bathroom completes the internal accommodation, fitted with a bath and wall-mounted shower, wash hand basin and WC.











SECOND FLOOR

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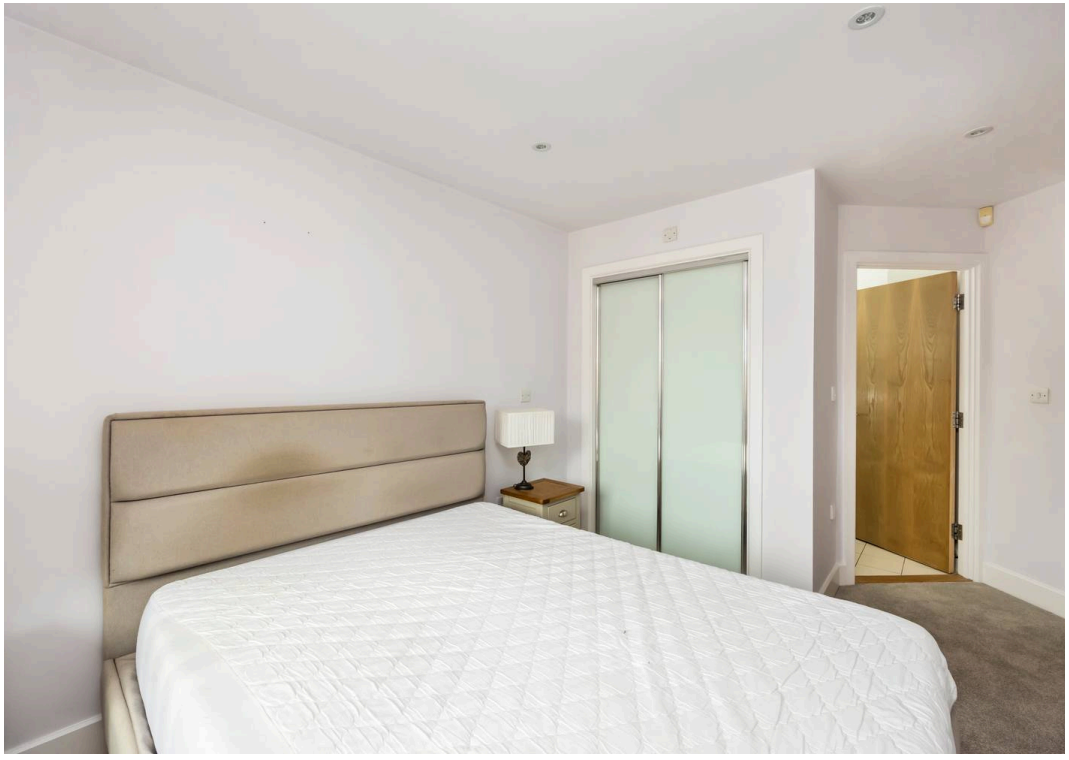
Comptons Lane

Approximate Internal Area = 708.37 sq ft / 65.81 sq m

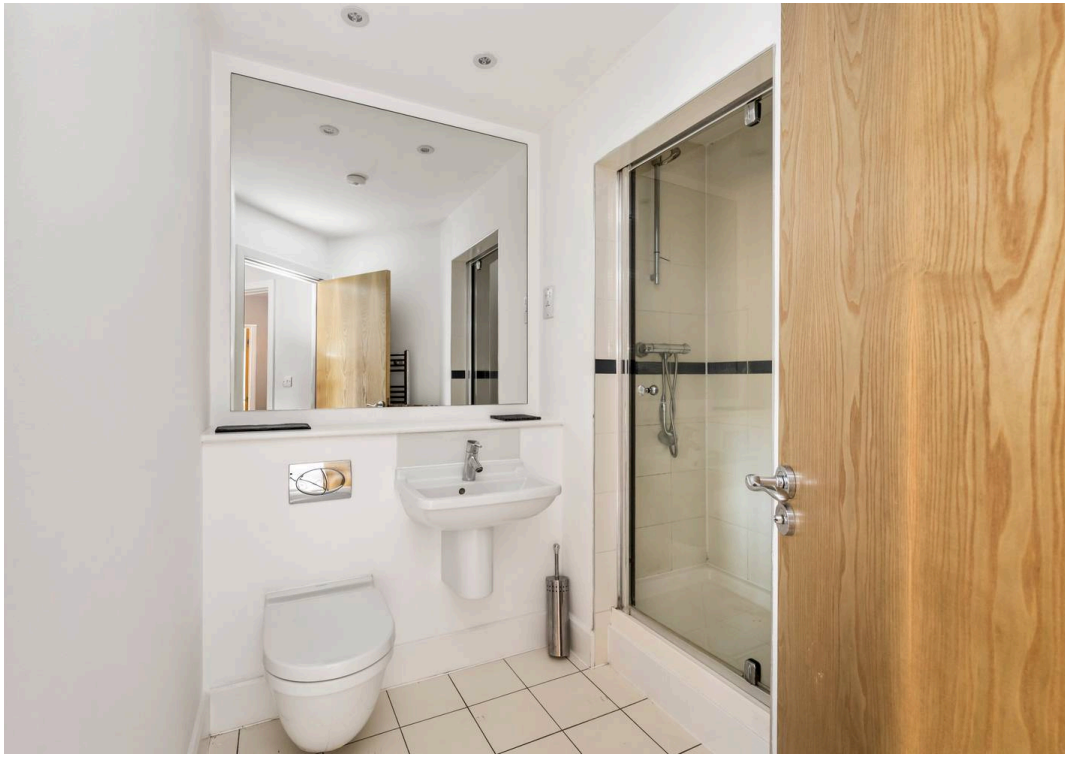
Total = 708.37 sq ft / 65.81 sq m

For identification only - not to scale









One of the property's particular highlights is the beautifully manicured communal gardens, featuring expansive lawned areas, well-stocked flower beds, established shrubs and attractive planting. Several seating areas provide pleasant spaces to sit and enjoy the surroundings.

Further benefits include an allocated private parking space located opposite the apartment, access to a bicycle store and the security of a gated development.

Combining well-proportioned accommodation, attractive communal grounds and a convenient location close to Horsham town centre and the mainline railway station, this apartment would make an ideal home for first-time buyers, professionals or those seeking a well-located property.

Leasehold Information

- Lease commencement: 2004
- Original lease term: 125 years
- Approximate lease expiry: 2129
- Service charge: £2,900.00 per annum approx
- Ground rent: £150.00 per annum approx

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.