



9 Hurst Court  
Horsham, West Sussex, RH12 2EN  
Offers In The Region Of £240,000 Leasehold



Est. 1988

COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

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# 9 Hurst Court, Horsham, West Sussex, RH12 2EN

Courtney Green are delighted to offer for sale this purpose built two double bedroom apartment, located within a few minutes' walk of Horsham mainline train station, and is perfectly positioned for easy walking access to Horsham Park and the town centre itself. Recently redecorated and with new fitted carpets, the accommodation comprises an entrance hall, a fitted kitchen, a spacious sitting/dining room, two double bedrooms, and a bathroom with a white suite. Outside there are neatly kept communal gardens surrounding the property with permit parking within the development. The property benefits from gas fired central heating and double glazed windows throughout. Offered to the market with no onward chain.

The accommodation with the approximate room sizes comprises:

**Communal Front Door** to hallway with a staircase rising to the second floor. Private front door to:

## Entrance Hall

A convenient entrance hall with radiator, electric meter cupboard, loft hatch.

## Sitting/Dining Room

A spacious sitting room with bay fronted window, radiator, two wall lights.

## Kitchen

The kitchen comprises a range of eye and base level cabinets and drawers with complementing worktops, space and plumbing for a washing machine, space for an electric cooker and fridge/freezer, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, concealed gas fired boiler, tiled splashback, wood effect laminate floor. rear aspect window.

## Bedroom 1

A large double bedroom with front aspect window, wardrobe recess and radiator.

## Bedroom 2

A further double bedroom with rear aspect window, fitted wardrobes with overhead storage and radiator.

## Bathroom

A white bathroom suite comprising a panelled bath, low level W.C, pedestal wash hand basin, localised tiling, airing cupboard with hot water cylinder and shelves, obscured rear aspect window.

## OUTSIDE

Surrounding the property there are neatly kept communal gardens.

## Parking

Permit parking within the development

## Addition Information

Lease Length 999 years from 1962

Service Charge £125 pcm/£375 per quarter which equates to an annual charge of £1500

Ground Rent £12.50 per year (£6.25 paid half yearly)

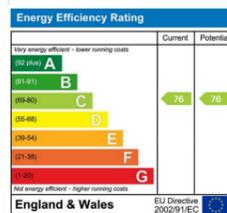
## Council Tax Band - B

**Agent's Note:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.



Approximate total area<sup>m</sup>  
558 ft<sup>2</sup>  
51.9 m<sup>2</sup>



(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.

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