



Connells

The Crossings Parsonage Road
Horsham

The Crossings Parsonage Road Horsham RH12 4AN

for sale guide price
£225,000



Property Description

Offered to the market this top floor apartment provides spacious, modern living in a highly convenient location, ideal for first-time buyers, commuters or investors, the property combines comfort with excellent transport links.

The apartment features a bright and airy living room, benefiting from its top floor position, creating a peaceful and inviting space for both relaxing and entertaining.

The kitchen offers some storage and workspace, ideal for everyday cooking and convenience.

Outside the property includes two allocated parking spaces, a rare and valuable feature, along with additional external storage, perfect for bikes or seasonal items.

It is situated half way between Littlehaven and Horsham train stations so is ideal for commuters, offering direct and easy access to surrounding areas, local amenities, shops and green spaces are within close reach.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pool and gym.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

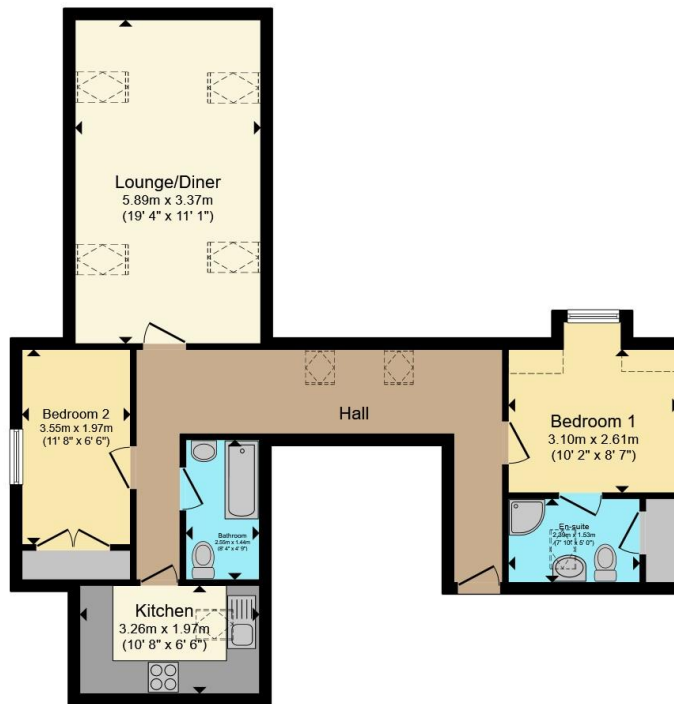
Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south, south-west of London, 18.5 miles north west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.









Third Floor

Total floor area 68.3 m² (735 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

Service Charge:
 2250.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HS407560

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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