



**Greenacres, Horsham, West Sussex RH12 2TA**  
**Asking Price £210,000**

**& LINES**  
*James*

## North Parade, Horsham

- NO CHAIN
- ONE BEDROOM
- TOP FLOOR
- POPULAR DEVELOPMENT
- CLOSE TO TOWN & STATION
- ALLOCATED PARKING
- EPC RATING D
- COUNCIL TAX BAND C
- LEASEHOLD

\*\*\* NO CHAIN \*\*\* A most delightful light and spacious one bedroom flat situated in the peaceful development of Greenacres.

### Location

This apartment is situated in a popular development situated within easy reach of the town centre and mainline train station offering services to London Victoria in under an hour. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A24, linking with the A264 are only a short drive away, connecting the road networks to London, Gatwick and the south coast.



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### Property

This top floor apartment is situated in one of the smallest blocks within the popular development making it very quiet. The entrance hall features a storage cupboard together with separate airing cupboard. The living room is a good size with plenty of room for a living and dining area and features a deep set bay window allowing . The kitchen is a good size and is refitted in a range of cream matt effect base and eye level units, with complementing dark grey worktops. The double bedroom benefits from fitted wardrobes offering a range of hanging and shelving options. There is a modern stylish shower room with walk-in enclosure and Aqualisa quartz power shower.

Additional benefits include gas central heating, double glazing throughout and allocated parking for one car.

### Outside

Greenacres is surrounded by leafy trees and well maintained communal grounds, there is an allocated parking space which can be viewed from the property.

### Lease Information:

153 years remaining

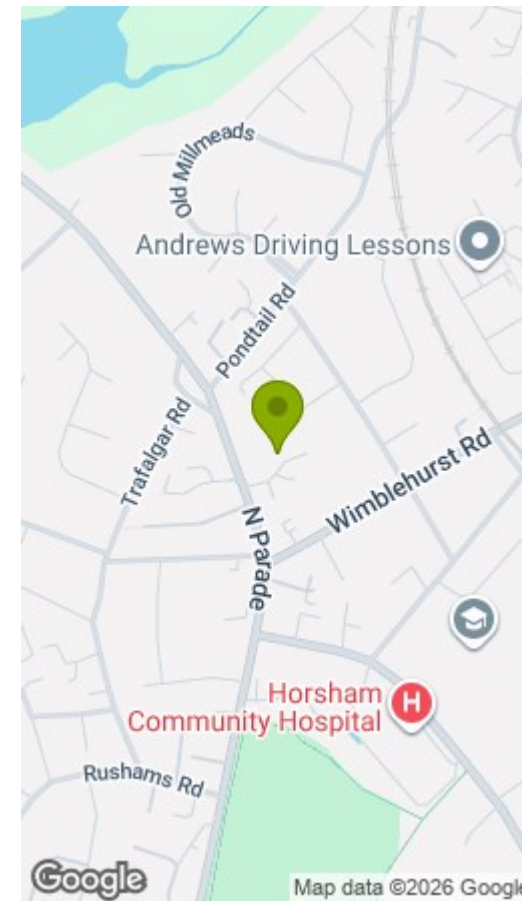
Service Charge -£1600 per year current for 2026

Ground Rent - N/A

### Agents 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 in good faith but we have not necessarily had sight of any formal documentation relating to the above.





Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		66	76
			64
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC



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