



| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| | (1-20) G |
| Not energy efficient - higher running costs | |
| Current | 62 |
| Possible | 67 |

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Website: School Admissions, 0845 0751007. Or visit the Admissions - Sussex County Council - West Sussex Grid for learning - and to find out about catchment areas, please contact West

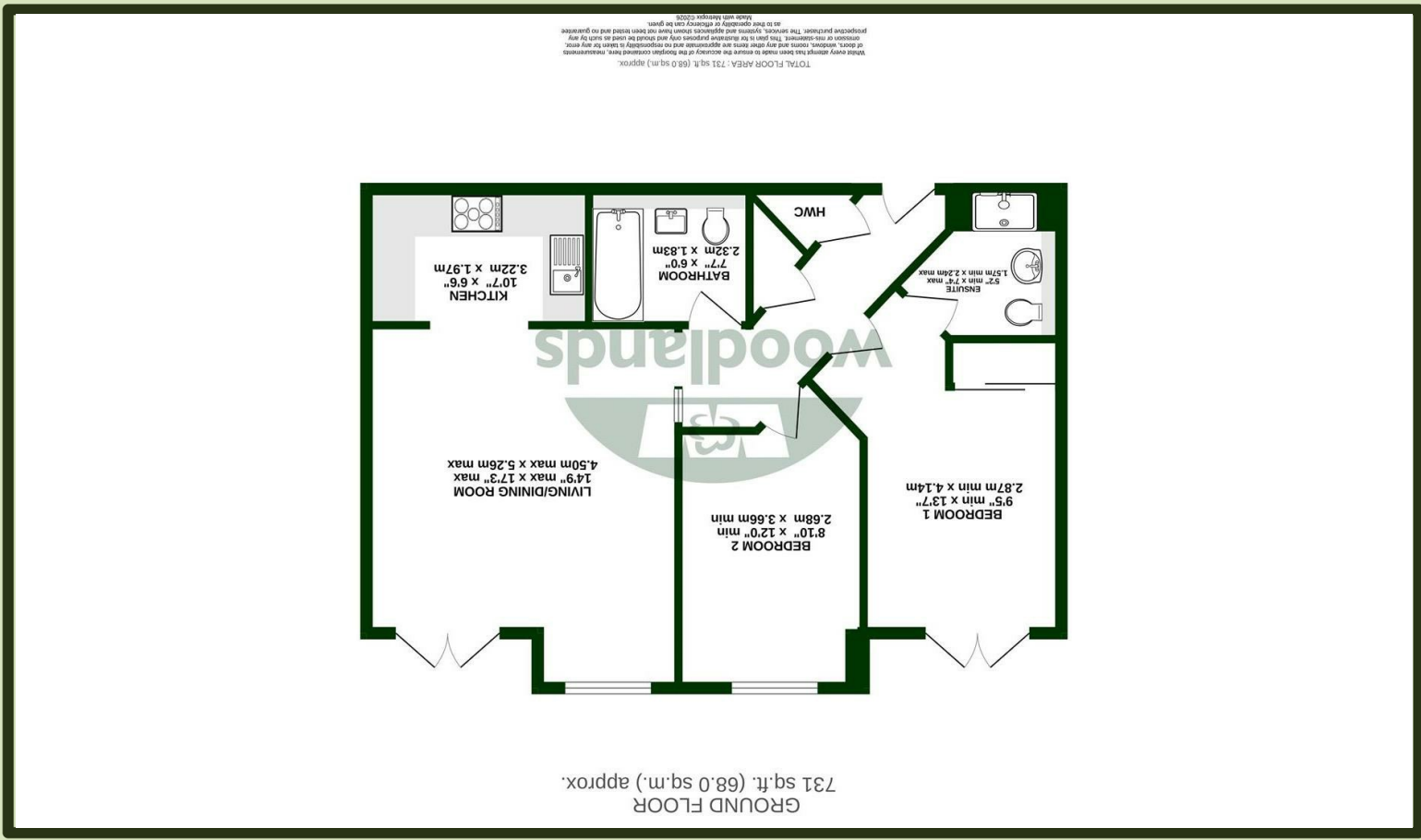
SCHOOL CATCHMENT AREA: For local school admissions School Admissions, 0845 0751007. Or visit the Admissions - Sussex County Council - West Sussex Grid for learning - and to find out about catchment areas, please contact West

EPC Rating: D.

COUNCIL TAX: Band D.

Directions: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the second exit into Comptons Lane. The Comptons can be found on the right hand side.

LOCATION: Situated in a popular area this spacious apartment is in an ultra-convenient location walking distance of Horsham's thriving town centre with a varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within walking distance of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais and Forest secondary schools. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.



Flat 3 The Comptons, Comptons Lane, Horsham, West Sussex, RH13 5DW



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Tucked away within the highly regarded gated development of The Comptons, this beautifully presented ground floor apartment offers an appealing combination of style, space and practicality. Surrounded by well-tended communal grounds, the setting provides both a sense of privacy and a peaceful environment, ideal for those seeking a relaxed lifestyle.

The location is bound to appeal to a host of buyers, offering convenience and practicality, being within easy reach of Horsham Train station and the town centre beyond, as well as quick road links out of town towards London and Brighton. There are well regarded local primary and secondary schools within walking distance as well as wonderful nature walks in Leechpool woods. The thriving market town of Horsham offers an abundance of amenities, excellent shopping options- from major high street retailers to independent boutiques and has become a destination for food lovers. With so much on offer, you can see why so many people choose to settle here.

The property welcomes you with a generous entrance hall, complete with excellent built-in storage to keep everyday living effortlessly organised. From here, the accommodation opens into a bright and spacious lounge/dining room, a versatile area perfectly suited to both entertaining and unwinding. French doors lead directly out to a patio space, creating a seamless connection to the communal grounds beyond and a welcome outside area to enjoy.

The adjoining kitchen is thoughtfully designed with a modern finish featuring stylish granite worktops and a full range of integrated appliances, including washing machine, double oven, dishwasher, gas range hob and under counter fridge and freezer providing both functionality and a sleek contemporary feel.

Both bedrooms are comfortable doubles, with the principal room benefitting from more French doors leading onto the communal grounds, and fitted wardrobes. The en-suite shower room further adds to convenience and practicality. The second double bedroom is another comfortable double but could equally be put to excellent use as a study or additional living space. The well-appointed family bathroom completes the accommodation.

Offering secure gated living, attractive surroundings and a convenient layout, this apartment is an excellent choice for a variety of buyers, from those stepping onto the property ladder to downsizers looking for comfort without compromise.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

STORAGE CUPBOARDS

LIVING/DINING ROOM 14'09" x 17'03" (4.50m x 5.26m)

KITCHEN 10'07" x 6'06" (3.23m x 1.98m)

BEDROOM ONE 9'05" min x 13'07" min (2.87m min x 4.14m min)

EN-SUITE SHOWER ROOM 5'02" min x 7'04" (1.57m min x 2.24m)

BEDROOM TWO 8'10" x 12'0" min (2.69m x 3.66m min)

BATHROOM 7'07" x 6'0" (2.31m x 1.83m)

OUTSIDE

ALLOCATED PARKING

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 103 YEARS

SERVICE CHARGE: £2,900.00 PER ANNUM

GROUND RENT: £150.00 PER ANNUM



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