



Longhurst House Scholars Walk  
Horsham



### Property Description

This well presented two-bedroom, two-bathroom ground floor apartment offers comfortable and modern living in a convenient setting, ideal for homeowners and investors alike.

The property features a spacious open plan kitchen, lounge and dining area, creating a bright and welcoming space perfect for everyday living and entertaining. The kitchen is thoughtfully designed to flow seamlessly into the living area, maximising both space and functionality.

Both bedrooms are generous double rooms, providing excellent accommodation. The apartment benefits from two bathrooms, including an ensuite to the main bedroom, offering added convenience and privacy.

Additional features include allocated parking and the advantage of ground floor access, making the property particularly appealing for ease of living.

This apartment represents a fantastic opportunity for first time buyers, downsizers or investors seeking a well laid out and low maintenance property.

### 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. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

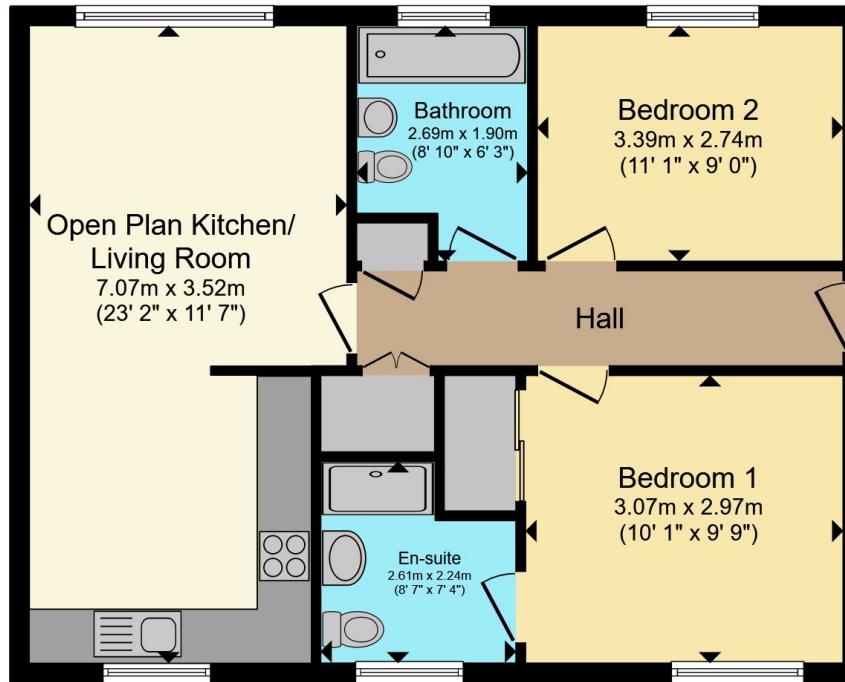
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive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

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.









Total floor area 63.7 m<sup>2</sup> (686 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01403 256 331**  
**E horsham@connells.co.uk**

31-31A Carfax  
 HORSHAM RH12 1EE

EPC Rating: C      Council Tax  
 Band: C

Service Charge: 694.84      Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HSH407396](http://connells.co.uk/Property/HSH407396)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HSH407396 - 0002

