



16 Windsor Court, York Close

Guide Price £300,000

16 Windsor Court

York Close, Horsham

The accommodation comprises of an entrance hallway with stairs rising to the first floor. The generous sitting / dining room is filled with plenty of natural light with dual aspect windows. The contemporary kitchen features a range of white wall and base units with contrasting work surfaces. The kitchen includes integrated appliances of fridge, freezer, induction hob, extractor fan and oven. Also of note to the first floor is a modern cloakroom. To the second floor is three good sized bedrooms, all with cupboard space. The main bathroom features a bath with overhead shower, low level WC and wash hand basin with storage.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: C

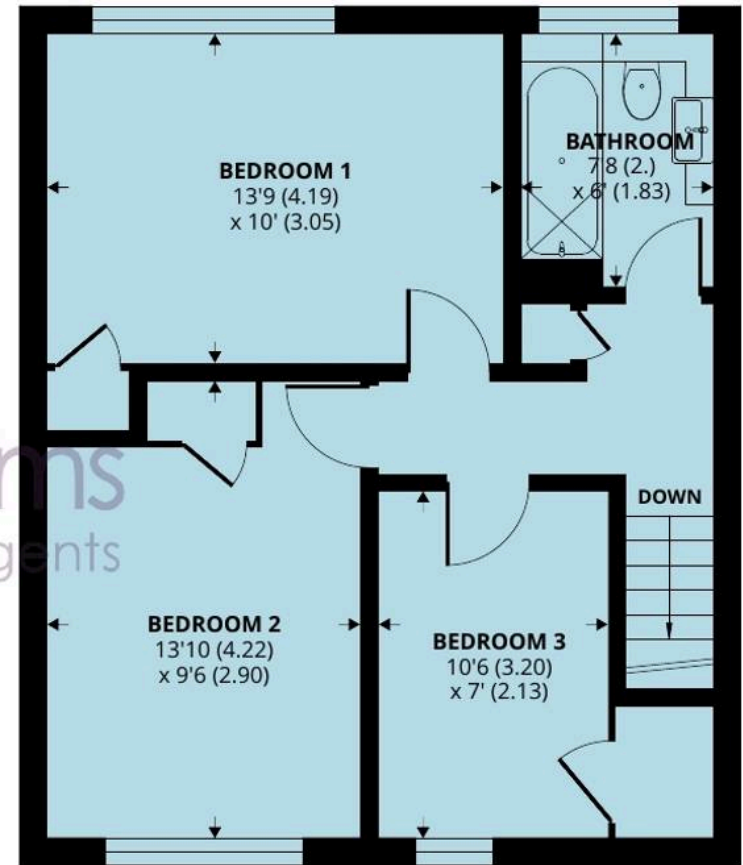
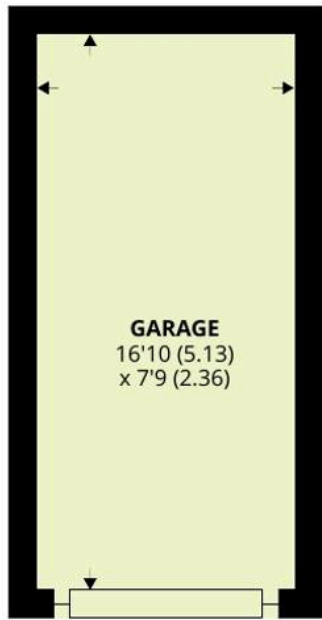
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom maisonette





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

16 Windsor Court, York Close, Horsham, RH13 5PH

Approximate Area = 1154 sq ft / 107.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1075238



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.