



Arrancourt, Gilligan Close, Horsham, West Sussex, RH12 1UA



A spacious two-bedroom apartment in the heart of Horsham, offering an excellent combination of generous accommodation, superb convenience and plenty of potential to make it your own. Whether you're stepping onto the property ladder, looking for a sound investment or simply wanting to enjoy everything a central Horsham location has to offer, this well-maintained home has plenty to recommend it. An extended lease, share of the freehold and allocated parking further enhance its appeal, while there is excellent scope for a new owner to update and personalise the accommodation to suit their own taste.

Set within the peaceful Arrancourt development, the property is positioned within a quiet residential cul-de-sac. The well-kept communal gardens extend down towards the River Arun, creating a pleasant green outlook and a welcome sense of space. Despite this tranquil setting, Horsham town centre is just a short walk away, placing a fantastic range of independent shops, cafés, restaurants and leisure facilities right on your doorstep. Horsham railway station is also within easy walking distance, making the location particularly convenient for commuters. The property benefits from an allocated parking space, with additional visitor spaces available.

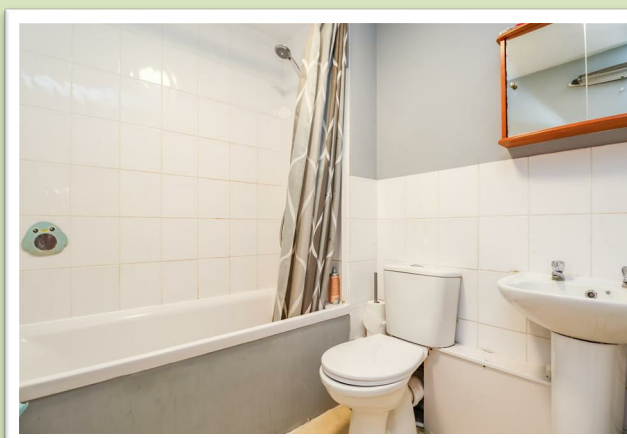
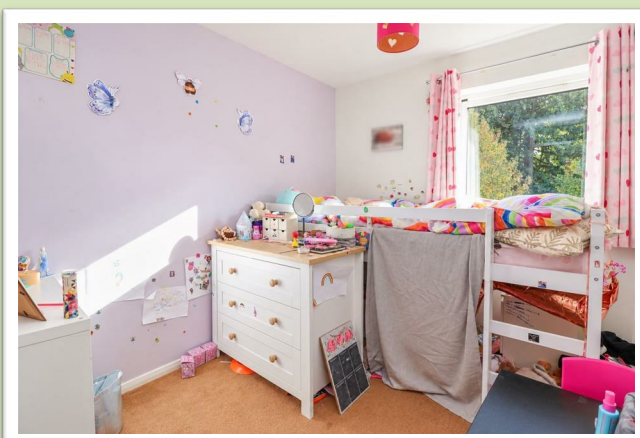
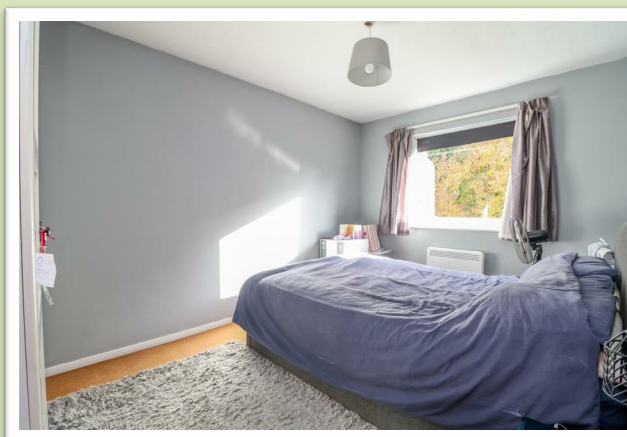
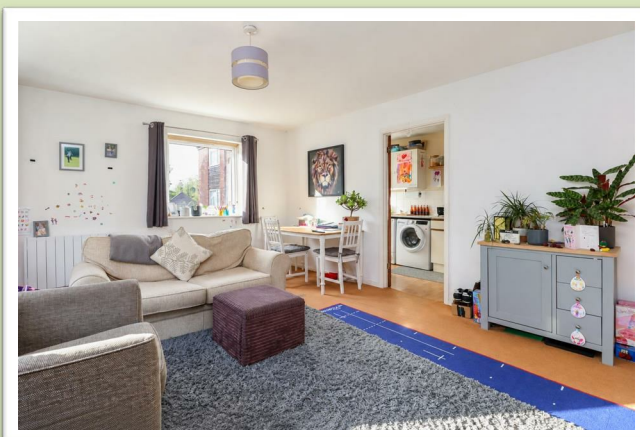
Inside, the generous entrance hall immediately gives a sense of the apartment's excellent proportions, with useful built-in storage and access to all rooms. At the end of the hallway, the impressive lounge/dining room provides a wonderful space in which to relax and entertain. Large windows allow plenty of natural light to flood in, while the elevated position adds to the feeling of space. There is ample room for comfortable sofas and a dining table, creating a versatile reception space that can easily adapt to modern living.

The kitchen sits directly off the living room and offers flexibility depending on how you like to use the space. Keep the connecting door open and the two rooms flow naturally together, or close it when you want to separate the kitchen from the main living area. A good selection of wall and base units provides plenty of storage and generous worktop space, with room for a range of appliances. A window brings further natural light into this practical and well-proportioned room.

Both bedrooms are well-sized, with the main bedroom offering comfortable double-bedroom proportions, while bedroom two is a generous single or small double. A family bathroom completes the accommodation and is fitted with a traditional white three-piece suite.

With its enviable town centre position, peaceful communal setting, allocated parking, extended lease and share of the freehold, this is a fantastic opportunity to secure a spacious apartment in a highly convenient part of Horsham. With the added potential to modernise and introduce your own style, we expect this property to generate considerable interest.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO:**

**FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING/DINING ROOM 16'3" x 13'0" (4.95m x 3.96m)**

**KITCHEN 13'1" x 6'4" (3.99m x 1.93m)**

**BEDROOM ONE 9'4" x 13'6" (2.84m x 4.11m)**

**BEDROOM TWO 7'4" x 9'6" (2.24m x 2.90m)**

**BATHROOM 7'0" x 6'3" (2.13m x 1.91m)**

**OUTSIDE**

**ALLOCATED PARKING**

**COMMUNAL GROUNDS**

**OUTGOINGS**

**LEASE LENGTH: 54 YEARS**

**EXTENDED LEASE ON COMPLETION**

**SERVICE CHARGE: £1,296 PER ANNUM**

**GROUND RENT: PEPPERCORN**

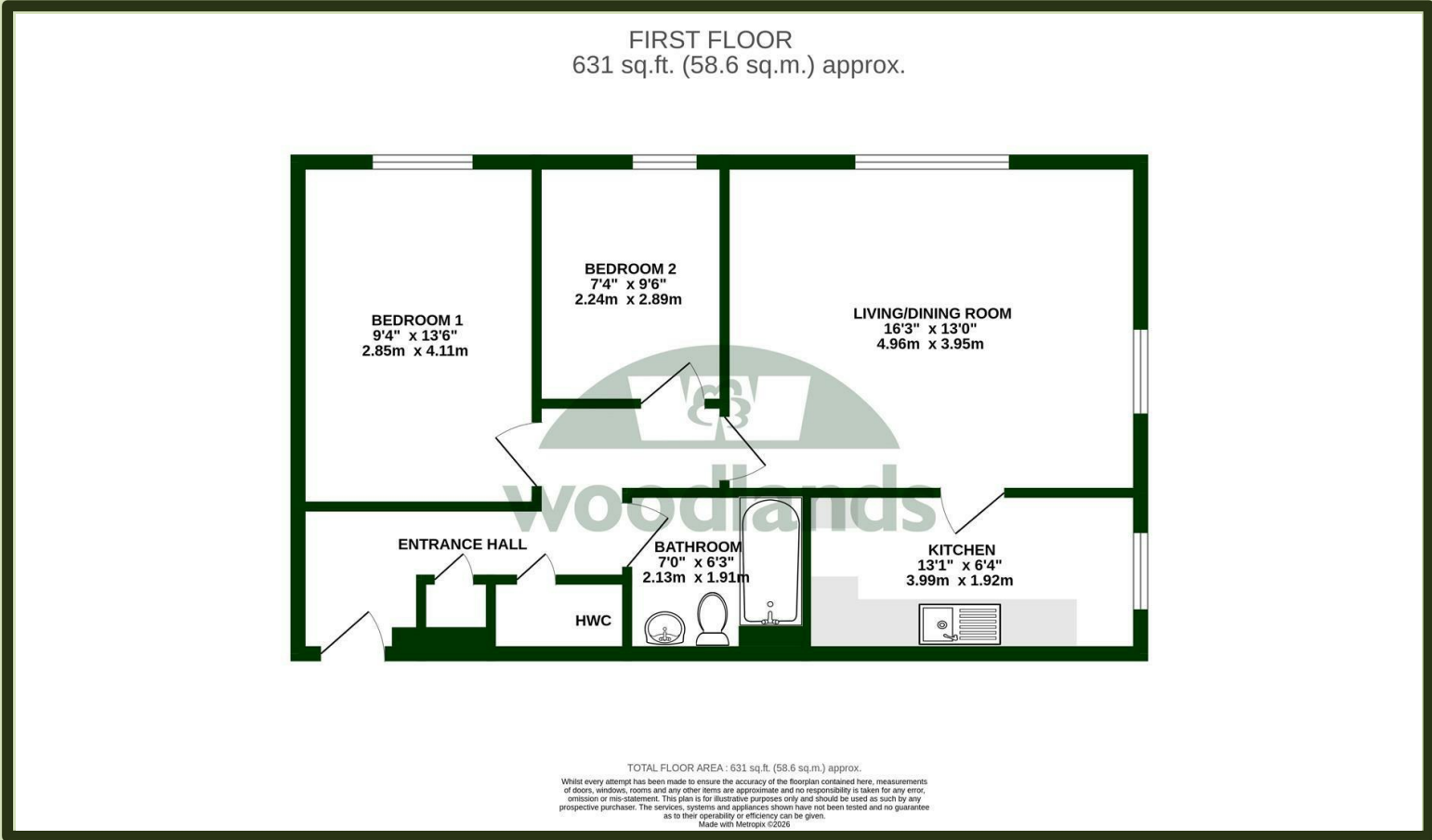
**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



**LOCATION:** The property is situated in a development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within walking distance and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away.

**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-op and Pets Corner into Blackbridge Lane. Gilligan Close is then the next left.

**COUNCIL TAX:** Band B.

**EPC Rating:** C.

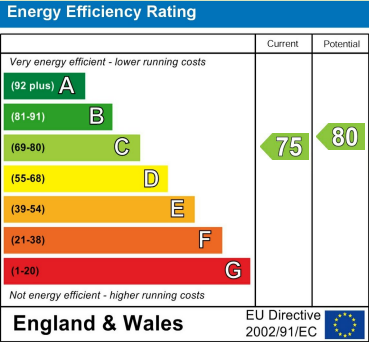
**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**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.

**Image editing/enhancement:** Some images may have been digitally enhanced using AI software to improve the lighting, exposure and overall presentation. The images are intended to provide a clear and appealing representation of the property.

**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.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.**



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.