



**Connells**

Norfolk Court Birches Road  
Horsham



# Norfolk Court Birches Road Horsham RH12 4NJ

for sale  
**£210,000**



## Property Description

This two-bedroom first floor flat offers bright, spacious living accommodation in a convenient location. Perfect for first-time buyers, downsizers or investors alike, the property benefits from no onward chain, ensuring a smooth speedy purchase process.

There is a spacious lounge diner with access to the private balcony, separate kitchen breakfast room with ample storage and workspace, both bedrooms are well proportioned. There is also access to the communal garden and parking area and a brick storage shed en bloc.

## 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.



### Hall

17' 9" (max) x 7' 5" (max)  
(5.41m (max) x 2.26m (max))

### Living Room

10' 2" (max) x 16' 6" (max)  
(3.10m (max) x 5.03m (max))

### Kitchen / Diner

16' 1" (max) x 7' 8" (max)  
(4.90m (max) x 2.34m (max))

### Bedroom 1

12' 2" (max) x 11' (max)  
(3.71m (max) x 3.35m (max))

### Bedroom 2

9' 5" (max) x 9' 4" (max)  
(2.87m (max) x 2.84m (max))

### Bathroom

6' 2" (max) x 7' 4" (max)  
(1.88m (max) x 2.24m (max))

### External

### Communal Garden

### Parking

### Brick Storage Shed En Bloc















Total floor area 67.5 m<sup>2</sup> (727 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)



To view this property please contact Connells on

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 HORSHAM RH12 1EE

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1113.60

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HS407379](http://connells.co.uk/Property/HS407379)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Sep 1991. 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.

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