



**Connells**

White Hart Court North Parade  
Horsham

# White Hart Court North Parade Horsham RH12 2DG

for sale  
**£330,000**



## Property Description

Situated within walking distance of Horsham town centre and mainline station, this well presented three-bedroom maisonette offers generous living space, practically designed, and excellent convenience, ideal for families, professionals or investors alike

Immaculately presented throughout, this spacious three-bedroom maisonette is ideally positioned within walking distance of Horsham town centre and mainline station, offering stylish, low maintenance living in a highly convenient setting.

The home welcomes you with a bright and generous lounge dining room, beautifully finished and featuring direct access to a private balcony - perfect for relaxing or entertaining. A well-appointed kitchen provides excellent storage and workspace, thoughtfully arranged for modern living.

Upstairs three well-proportioned bedrooms continue the homes pristine presentation. The principal bedroom benefits from its own ensuite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Additional advantages include communal parking and a garage en bloc, providing valuable practicality alongside the home's impressive interior.

Blending space, condition and location this immaculate maisonette presents a superb opportunity for buyers seeking a move in ready home close to shops, amenities and transport links.

## 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.

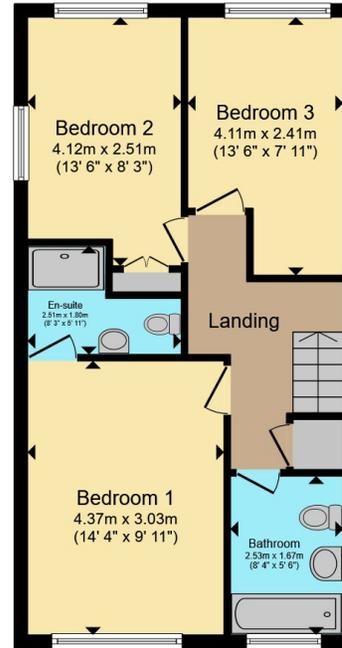
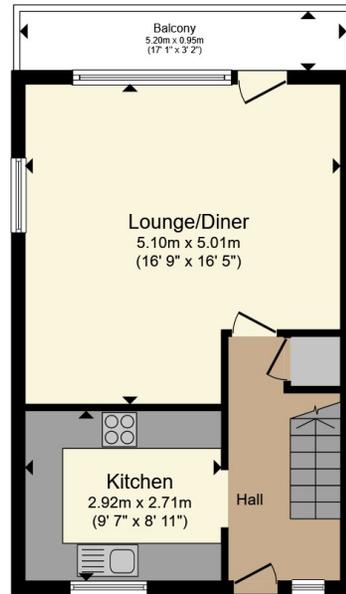
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive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









**First Floor**

**Second Floor**

Total floor area 89.1 m<sup>2</sup> (959 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)



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EPC Rating: C Council Tax Band: C

Service Charge: 900.00 Ground Rent: 1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HSH407490](http://connells.co.uk/Property/HSH407490)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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