

Hurst Court, Horsham, West Sussex, RH12 2EW

woodlands

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£230,000



Set within a popular and well-established development in the heart of Horsham, this two-bedroom ground floor apartment is offered to the market with vacant possession and no onward chain, making for a wonderfully straightforward purchase.

The property is currently undergoing a comprehensive renovation by the current owner, giving buyers the rare opportunity to purchase a freshly updated home in this sought-after location. Held on a long leasehold basis, the property benefits from low service charges, adding further appeal for first-time buyers, downsizers and investors alike.

The property briefly comprises entrance hall, living room, separate kitchen, two bedrooms and a bathroom.

The location is hard to beat, with Horsham mainline station just 0.3 miles away offering direct services to London in under an hour, and the town centre's excellent choice of shops, cafés, restaurants and bars all within easy walking distance. Residents also benefit from well-maintained communal gardens, perfect for enjoying the warmer months.

Given the scope of the ongoing works, an internal viewing is highly recommended to fully appreciate the space and potential on offer.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 14'7" x 11'5" (4.45m x 3.48m)

KITCHEN 9'1" x 7'1" (2.77m x 2.16m)

BEDROOM ONE 12'9" x 9'4" (3.89m x 2.84m)

BEDROOM TWO 10'7" x 10'2" (3.23m x 3.10m)

BATHROOM 9'1" x 5'3" (2.77m x 1.60m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 935 YEARS

SERVICE CHARGE: £1,560 PER ANNUM

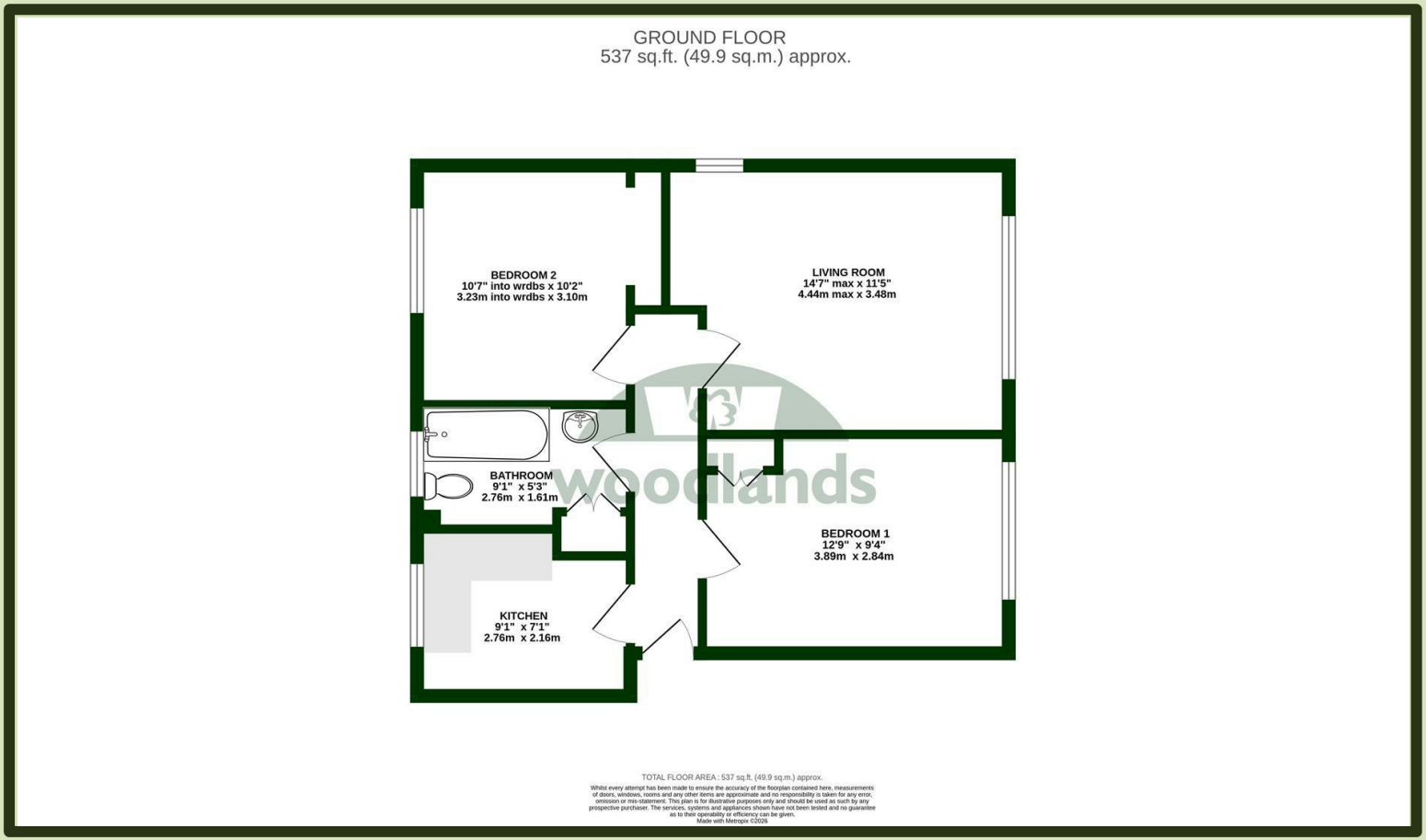
GROUND RENT: £13 PER ANNUM

NO ONWARD CHAIN

www.woodlands-estates.co.uk

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LOCATION: Hurst Court is just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. There are some good secondary schools in the area and you are within walking distance to the former Collyer's grammar school, now a large sixth-form college. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Carfax, go straight ahead at the traffic lights into North Street. Proceed to the roundabout outside Horsham Railway Station and turn left into Hurst Road. Continue past Pavilions sports centre and the Post Office on your left hand side where Hurst Court will then be found next turning on the right.

COUNCIL TAX: Band B.

EPC Rating: E.

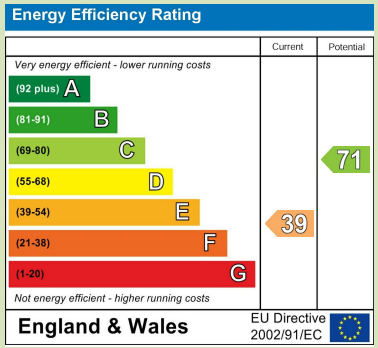
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.

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.





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