



204 The Forum
Lower Tanbridge Way, Horsham, West Sussex, RH12 1PS
Guide Price £200,000 Leasehold



**COURTNEY
GREEN**

Estate Agent • Letting Agent • Managing Agent

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Situated in the heart of Horsham town centre close to all amenities is this spacious one double bedroomed, second floor apartment featuring a large and private balcony. Offered for sale with vacant possession, the property benefits from double glazed windows and electric heaters, together with an allocated parking space in a secure basement carpark. The accommodation comprises a large open plan kitchen/living room and a double bedroom, both of which have direct access to the balcony which has a sunny westerly aspect, and a bathroom with a white suite. Being in the centre of the town, the property affords easy access to all the local amenities and the vendor's sole agent Courtney Green strongly recommends an internal inspection to appreciate the spaciousness of this delightful flat.

The accommodation comprises:

L-shaped Entrance Hall

Security entry-phone, large built-in airing cupboard housing hot water cylinder and with storage section and lighting, wood effect laminate floor, Dimplex night storage heater.

Double Bedroom

Dimplex panel heater, telephone point, dimmer switch, double doors open on to the balcony.

Bathroom

White W.C, pedestal wash hand basin and bath with mixer tap and shower attachment, extractor fan, Dimplex wall mounted fan heater, tiled floor, chrome ladder style towel rail, light/shaver point.

Open plan to Lounge/Kitchen/Dining Area

Kitchen/Dining

Fitted in a range of high level fitted cupboards with under unit lighting and low level cupboards with drawers, complimenting worktops with a built-in Electrolux oven and Hisense electric hob with cooker hood over, space and plumbing for a washing machine, inset stainless steel sink and mixer tap, fitted larder cupboard, extractor fan, wood effect laminate floor.

Lounge

Dimplex night storage heater, telephone point, t.v./f.m. and satellite point, wood effect laminate floor, double doors open to:

Balcony

From which there are far reaching westerly views over the town.

OUTSIDE

There is an allocated parking space in the secure and private basement car park.

LEASEHOLD INFORMATION

Tenure - 125 years from 2003.

Service Charge - £536.79 paid quarterly (this is for the period 01/01/2026 - 31/03/2026)

Ground Rent - Zero

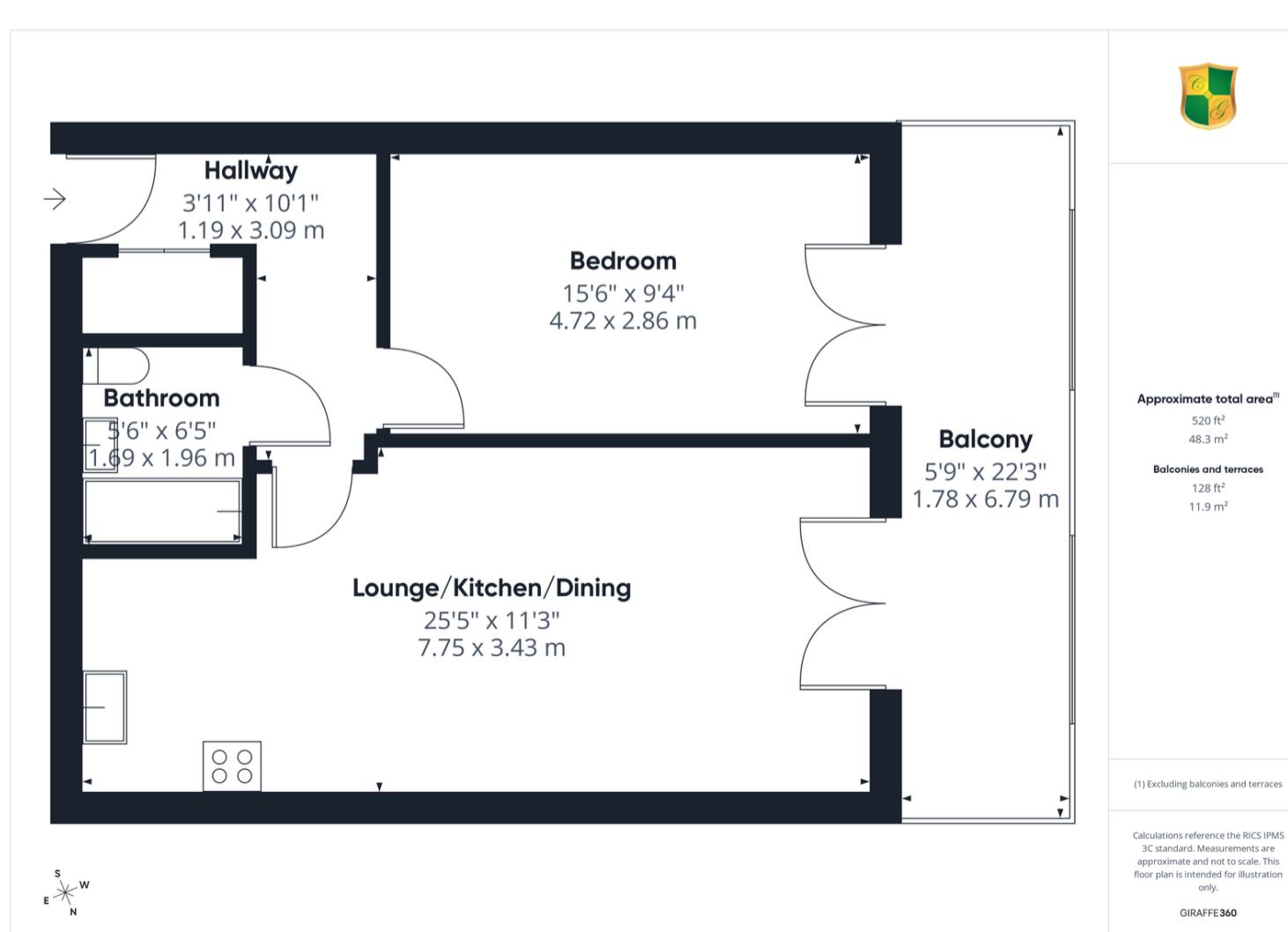
Managing Agents - SHW Residential Property Management

Council Tax Band - C

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 26/5927/19/01



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs (92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	