



Gilligan Close, Horsham RH12 1UA



The front door of this spacious apartment opens into a generous hallway which boasts large built in storage cupboards and allows access to all rooms. The sizeable lounge/diner can be found at the end of the hallway and benefits from a large window flooding it with natural light and making the most of the views from this top floor apartment. Measuring at 16'4 x 13'1 you have plenty of flexibility for furniture placement with the space allowing for large sofas and a dining table to fit comfortably. The kitchen is accessed via the lounge/diner through a door, which can create an open feel or can be shut off. The kitchen itself is fitted with a range of floor and wall mounted units providing ample work surface space and storage. Some built in appliances can be found within the kitchen but also room for free standing appliances is available if needed. A window also provides plenty of natural light to the space. The main bedroom measures at 13'6 x 9'4 offering a flexible space to enjoy. With room for a large bed and additional free standing furnishings to fit comfortably within the space. Bedroom two is a great size single room, with space for free standing storage and furnishings. Finally completing the living accommodation is the shower room, fitted with a white suite and a generous walk in shower cubicle.

The apartment block is surrounded by well maintained communal greenery and to the rear provides a large car park where you can find the allocated parking space. In addition to this plenty of visitors parking can also be found along the road.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 99 Years from 24 June 1981 (Lease currently being extended to 999 years)
 Annual Service Charge: £960 (2023) – reviewed annually

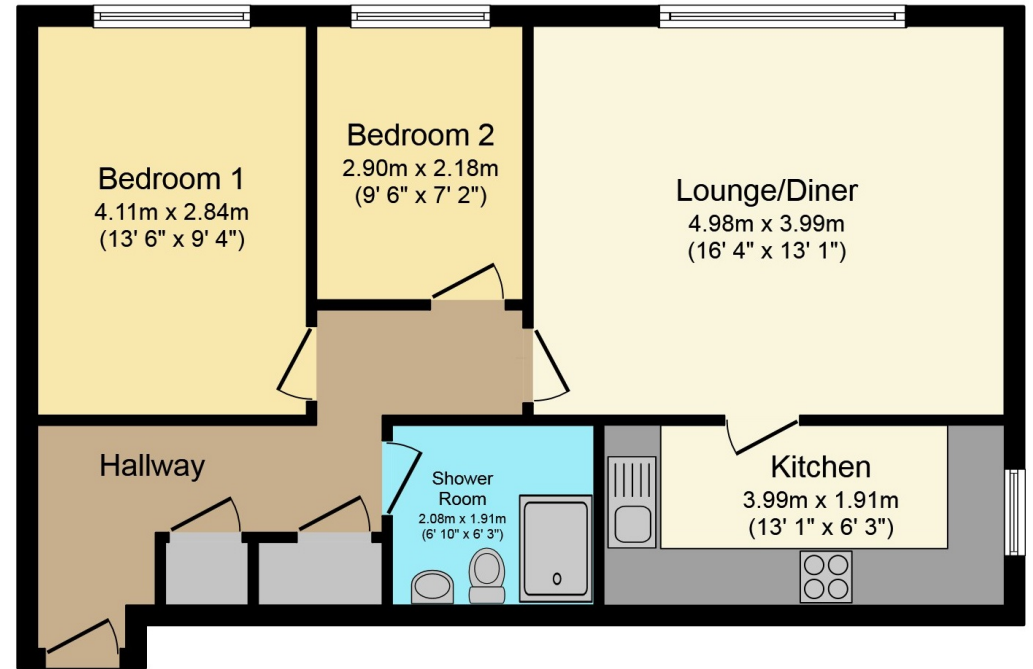
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

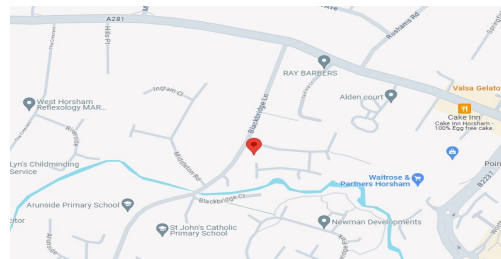
677 sq ft / 63 sq m

Viewing arrangements by appointment through :

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-15) G		
Not energy efficient - higher running costs		
England & Wales	75	78

EU Directive 2002/91/EC

Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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 Buses 2 minute walk	 Shops Co-op 0.2 miles	 Trains Horsham – 1.2 miles Littlehaven – 2.3 miles
 Sport & Leisure Pavilions in the Park 1.1 miles	 Rental Income £1,150 pcm Rental Yield – 6%	 Schools Arunside Primary Tanbridge House
 Broadband Up to Mbps	 Roads M23 7.1 miles	 Council Tax Band B