



**Brighton Road
Horsham, RH13 5QX**

£240,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Brighton Road, Horsham, RH13 5QX



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LOCATION

This top floor apartment is set within an exclusive development, only a short walk from Horsham town centre and station. The thriving historic market town has an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

The front door of this modern apartment opens into a convenient entrance hall with doors opening to all rooms and two generous storage cupboards. The living area is open to the kitchen which provides a great space to entertain. The kitchen boasts a range of floor and wall mounted units. There are also two generous bedrooms, the main bedroom boasts an ensuite shower room. Completing the accommodation is the family bathroom, which has a white suite with a shower above the bath.

OUTSIDE

The property boasts an allocated parking space and the apartment block benefits from a well maintained communal garden to the rear; the ideal place to sit and enjoy the sunshine.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years From 24 June 2008

Service Charge: £1,600 per annum

Service Charge Review Date: Every January

Ground Rent: £300 per annum

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.





Buses

3 minute walk



Shops

Town Centre
7 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
15 miles



Roads

M23
7 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£1,225 pcm
Rental Yield – 6%



Schools

Kingslea Primary
Millais
The Forest School



Broadband

Up to 150 Mbps

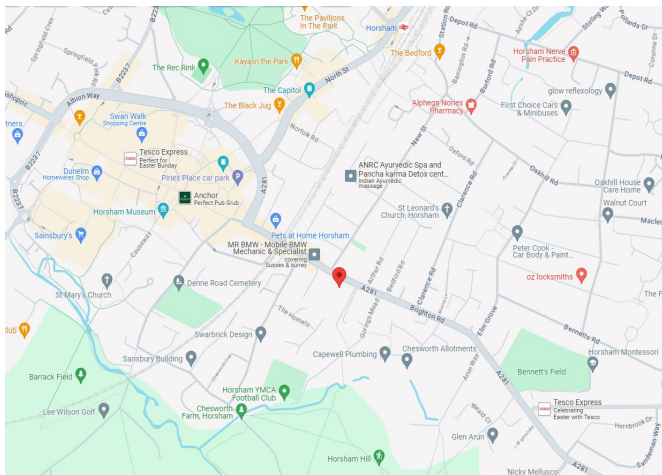


Council Tax

Band C



Map Location



Total Approximate Floor Area

658 sq ft / 61 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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	

Viewing arrangements by appointment through Brock Taylor

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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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