



**Lyon Court
Horsham, RH13 5RN**

£300,000

**01403 272022
brocktaylor.co.uk**

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

Lyon Court, Horsham, RH13 5RN



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LOCATION

The property is located in a peaceful riverside development, just a short walk from local shops and Horsham town centre. With excellent transport links, including Horsham station offering direct trains to London, it's perfect for commuters. The nearby parks, green spaces, and riverside walks provide plenty of outdoor activities. With easy access to A24 and Gatwick Airport, this location offers both convenience and a relaxed, scenic setting.

PROPERTY

This third floor property with lift access, is a bright and spacious two-bedroom apartment, offering a comfortable and practical living space. The light and airy large open-plan living and dining area opens onto a private balcony with south facing views over the river. The modern kitchen is fitted with integrated washer/dryer, oven & hob and fridge/freezer, with contemporary units and generous workspace, making it perfect for those who enjoy cooking and entertaining.

Both bedrooms are generous doubles, with the master benefiting from a built-in wardrobe. The bathroom is sleek and stylish, featuring contemporary fittings and a spacious shower over the bath, offering a touch of luxury.

This apartment is well-presented throughout, offering a practical layout and plenty of natural light, making it ideal for those seeking a move-in-ready home in a peaceful location.

OUTSIDE AND PARKING

The property enjoys access to a well-kept communal garden that leads directly to the river, offering a peaceful space to relax. The private balcony, with its lovely river views, provides an ideal spot for outdoor dining or simply unwinding. The separate garage offers secure parking or additional storage, and there's ample resident and visitor parking nearby. With its tranquil setting and convenient access to outdoor space, this home offers a great balance of comfort and nature.

ADDITIONAL INFORMATION

Tenure: Leasehold

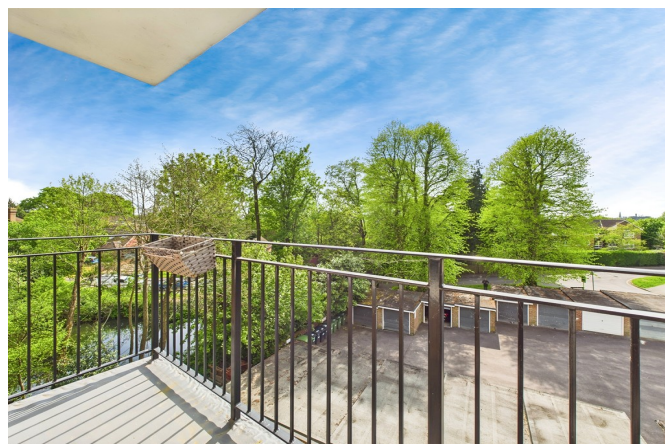
Lease Term: 999 Years from 26 March 1970

Service Charge: £211.00 per month

Service Charge Review Period: 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.





Buses

4 minute walk



Shops

One Stop
5 minute walk



Trains

Horsham
6 minute walk



Airport

Gatwick
11.6 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,600 pcm
Rental Yield – 6%



Schools

Kingslea Primary
The Forest School
Milais School



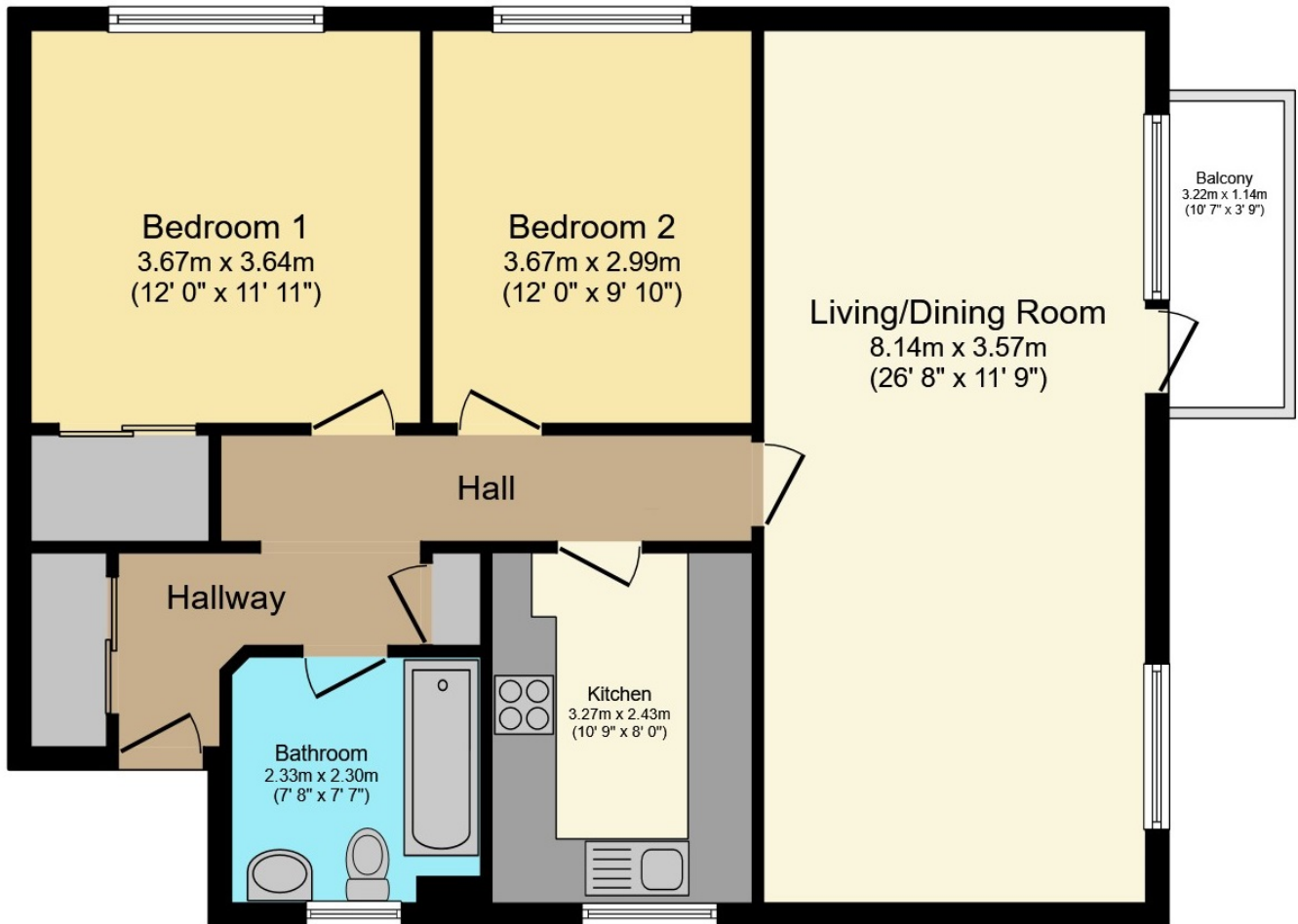
Fibre Broadband

Up to 1800 Mbps

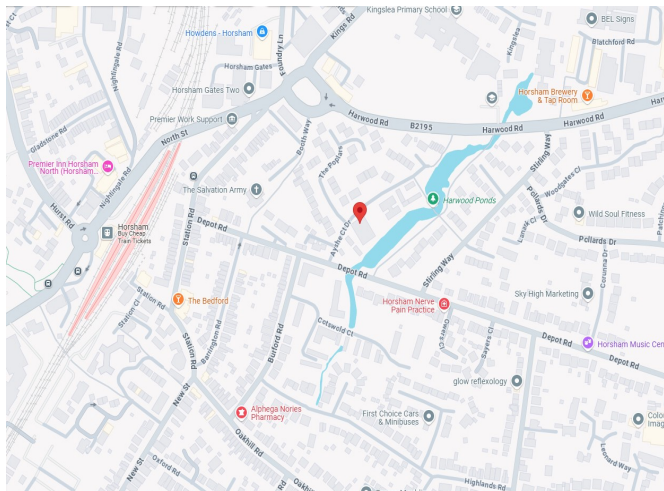


Council Tax

Band C



Map Location



Total Approximate Floor Area

882 sq ft / 82 sq m

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		77	80

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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