



**North Ash  
Horsham, RH12 2BW**

**£270,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## North Ash, Horsham, RH12 2BW



### LOCATION

This attractive property is located on the ever popular west side of Horsham, only a short distance from Horsham town centre, main line station with easy links to London and the fantastic Horsham park with Pavilion Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a John Lewis and large Waitrose store. This ideal location means this ground floor flat is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

### PROPERTY

This well-presented ground floor flat features a generous hallway, leading to a large reception room. This area is bathed in natural light from the large windows and a door leading out to the balcony making it a bright and airy space. It serves as a lounge/diner, suitable for both relaxation and entertainment. The kitchen is well-lit, offering ample cupboard space and plenty of work surfaces for all your culinary needs. It's a haven for those who love cooking, providing an excellent balance of functionality and style. The property has two spacious double bedrooms. The main bedroom is particularly large and benefits built in wardrobe space providing plenty of room for storage. Bedroom 2, also a double, provides further sleeping quarters or perhaps a home office or guest room. The bathroom is a good size, featuring a bath and shower over as well as a window which allows for natural light and ventilation. This property is ideal for couples, first-time buyers, or investors seeking a well-positioned and appealing property in a desirable location. In summary, this two-bedroom flat offers a wonderful blend of comfort, convenience, and style, making it a property not to be missed.

### OUTSIDE

One of the unique features of this flat is the inclusion of a balcony lending the property some private outdoor space for a small table and chairs. The property also has additional parking, a rare find in such a central location. North Ash also offers an area of professionally maintained lawned communal gardens.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: From 15 October 2013 to & including 24 December 2172

Service Charge: £1,764.94 per annum

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**

3 minute walk



**Shops**

Co-op Food  
3 minute walk



**Trains**

Horsham – 0.7 miles  
Littlehaven – 1.5 miles



**Airport**

Gatwick  
12 miles



**Roads**

M23  
6.3 miles



**Sport & Leisure**

Pavilions in the Park  
0.7 miles



**Rental Income**

£tbc



**Schools**

Trafalgar Infant  
Greenway  
Tanbridge House



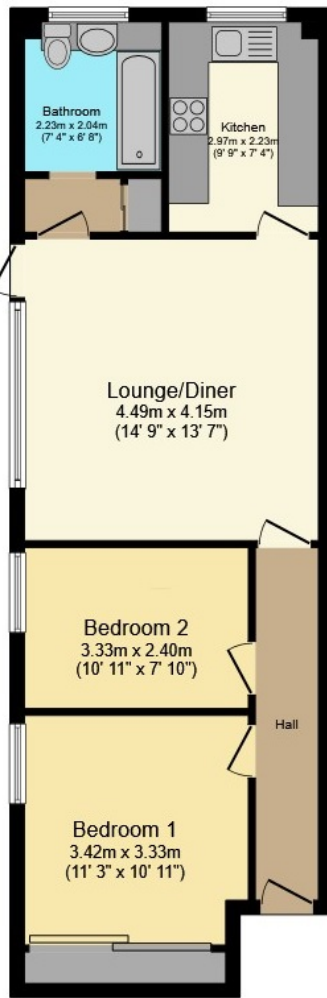
**Broadband**

Up to 79 Mbps

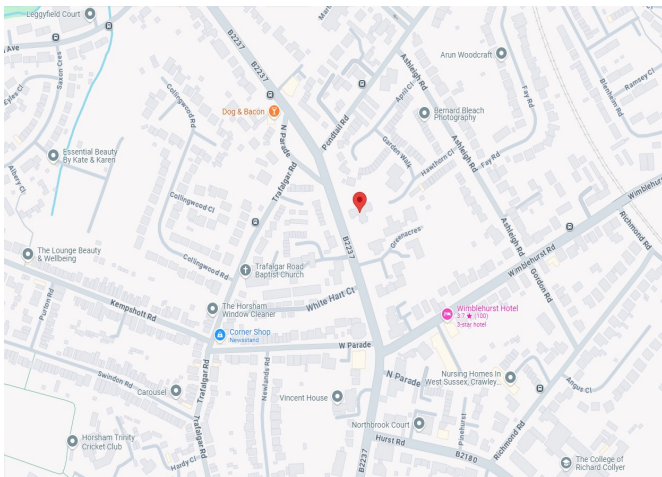


**Council Tax**

Band C



### Map Location



Total Approximate Floor Area  
**655 sq ft / 60.8 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by  
 appointment through Brock Taylor

**01403 272022**  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



**01403 272022**

**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.

[brocktaylor.co.uk](http://brocktaylor.co.uk)

2-6 East Street, Horsham, West Sussex, RH12 1HL

