

Gorrings Brook,
Horsham RH12 5HH



LOCATION This Ground Floor property is set within a North Horsham cul-de-sac, approximately 2.2 miles to the north of Horsham town centre. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home 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 ranging from independent eateries such as a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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. Littlehaven station (serving London Bridge & Victoria) is 1 mile from the property.

PROPERTY

From the Communal Hall, a door opens into your Hall, which has doors opening to all rooms and a large Airing cupboard, which offers the new owner additional storage. The 13'6 x 10'0 Living Room is a lovely size, overlooking the communal grounds and offering plenty of space to relax at the end of a long day. This is located next to the newly refurbished Kitchen which has space for a selection of appliances and a large window, flooding the room with natural light. The Bathroom offers a white suite with a shower above the bath, while the Bedroom is a sizable double with room for wardrobes. The property has been fitted with a Positive Input Ventilation system to create a fresh and healthy living environment by supplying fresh filtered air into the property.

OUTSIDE AND PARKING The property is surrounded by well-presented Communal Gardens and has the added bonus of a residents' car park offering plenty of spaces.



Buses
1 min walk



Shops
Coltsfoot Drive
0.6 miles



Trains
Horsham – 1.5 miles
Littlehaven – 1.2 miles



Sport & Leisure
The Holbrook Club
10 minute walk



Rental Income
£ tbc pcm



Schools
Holbrook Primary
The Forest School/Millais



Broadband
Up to 70 Mbps



Roads
M23
6.2 miles



Council Tax
Band D



ADDITIONAL INFORMATION

Tenure: Leasehold

Service Charge & Ground rent: £103 per month

Service charge review period: TBC

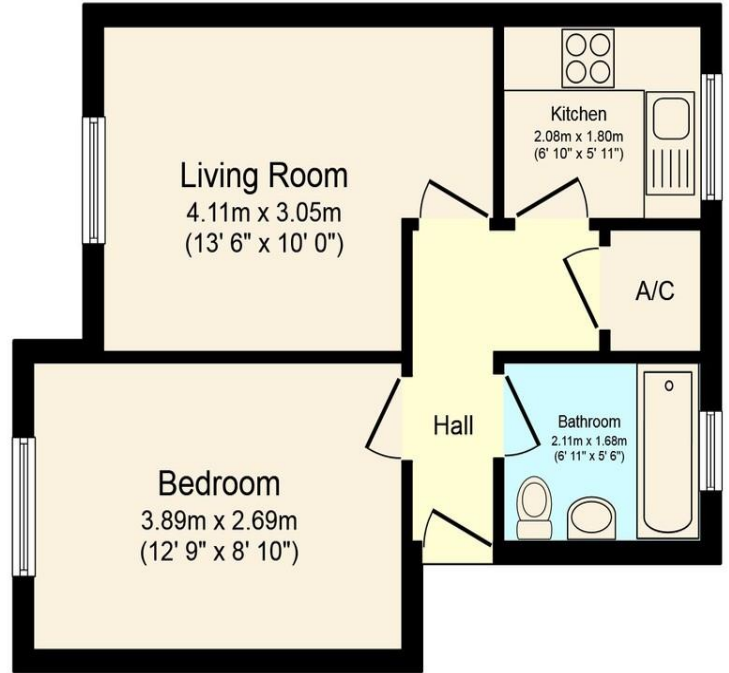
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

383 sq ft / 36 sq m

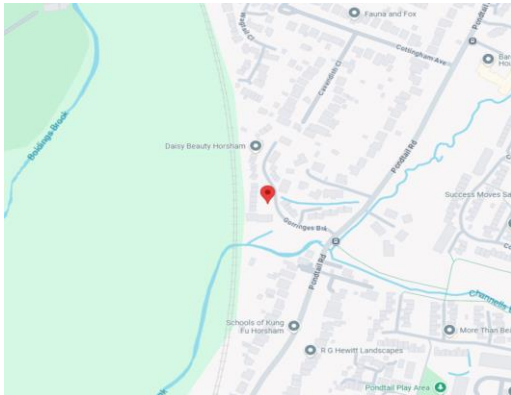
Viewing arrangements by
appointment through :

Brock Taylor
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Floor Plan

Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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