



Horsham Gates Three, North Street, Horsham, West Sussex, RH13 5TZ



woodlands



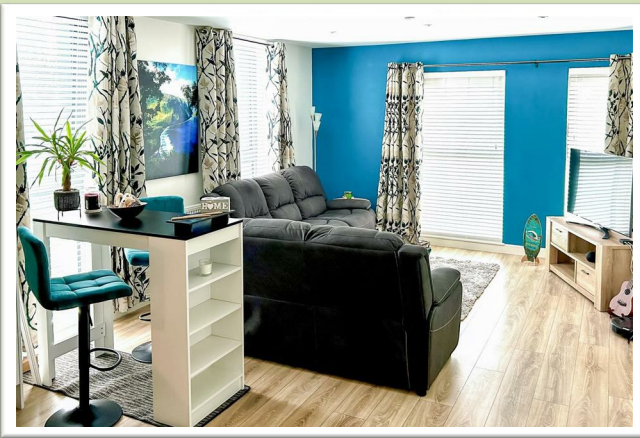
Horsham Gates enjoys a superb central position, just moments from Horsham Park with its wide green spaces, leisure facilities and scenic walks. The town centre is a short stroll away, offering a thriving mix of independent and national shops, along with twice-weekly markets in the Carfax. East Street provides an excellent choice of restaurants, the key highlight to the location however, and what will appeal most to commuters will be the proximity to Horsham Station - with direct trains to Gatwick and London Victoria - as well as convenient road links to the M23 and M25.

The front door of this 2nd floor leasehold apartment opens into a generous open-plan living, dining and kitchen area, flooded with natural light thanks to its dual aspect. This flexible space comfortably accommodates both lounge and dining furniture, making it ideal for modern living and entertaining. The contemporary kitchen provides ample storage, worktop space and integrated appliances.

The double bedroom is well sized, offering plenty of room for freestanding furnishings, while the spacious bathroom features a white suite, tiled finish and a useful Jack-and-Jill layout - accessed from both the bedroom and living area, giving the feel of an en-suite.



Residents benefit from well-maintained communal areas, lift access to all floors, and a large undercroft car park beneath the building providing convenient and secure parking.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**LIFT OR STAIRS TO:**

**SECOND FLOOR**

**FRONT DOOR TO:**

**OPEN PLAN LIVING/KITCHEN AREA 12'10" x 22'10" (3.91m x 6.96m)**

**BEDROOM 8'10" x 16'02" (2.69m x 4.93m)**

**BATHROOM 8'11" x 5'07" (2.72m x 1.70m)**

**UNDERCROFT PARKING FOR 1 VEHICLE**

**OUTGOINGS**

**LEASE LENGTH: 115 YEARS**

**SERVICE CHARGE: £2,184.00 PER ANNUM**

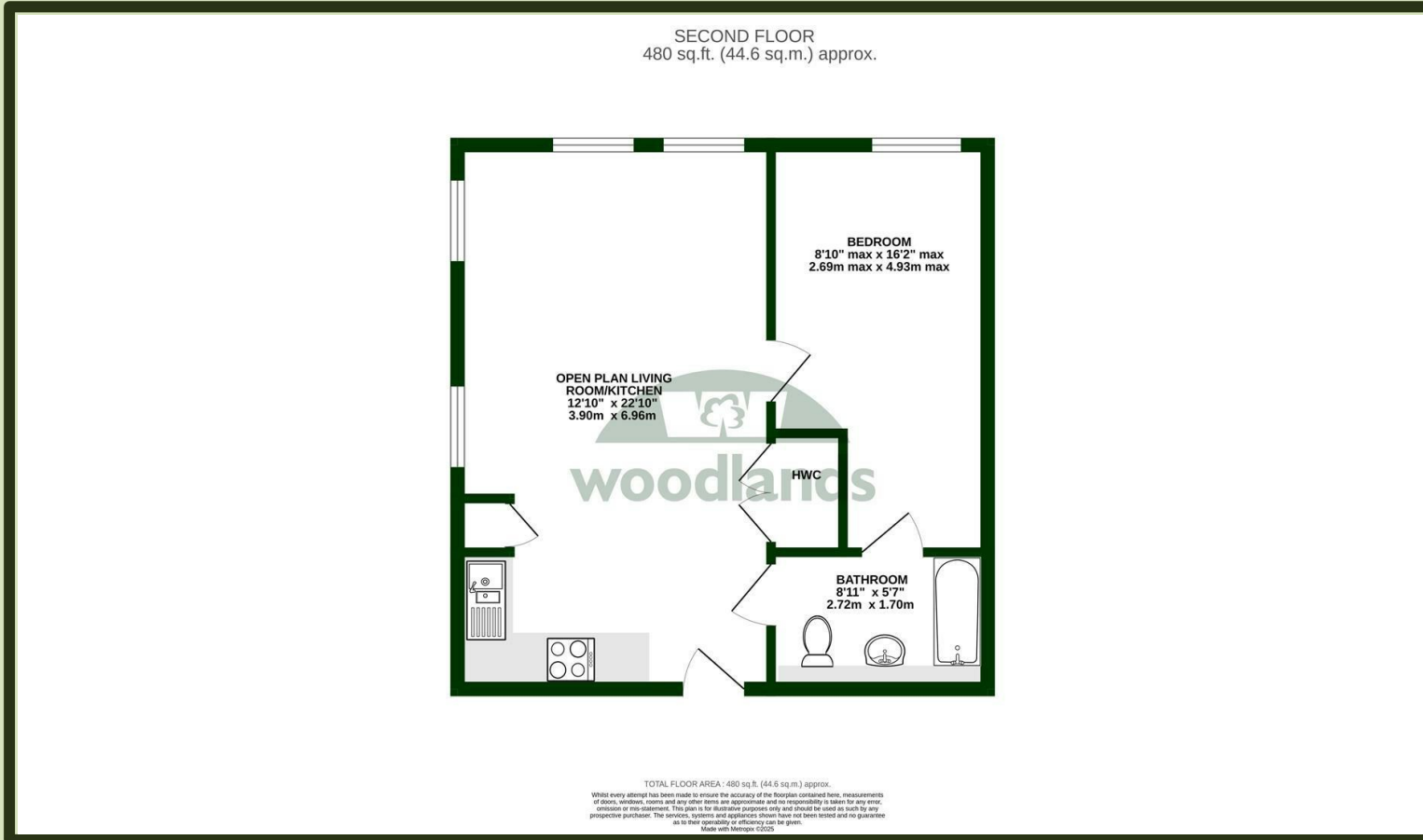
**GROUND RENT: £250.00 PER ANNUM**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



PLEASE NOTE: The block of apartments has external cladding. The recent EWS1 completed in November 2025 had a B1 rating.

PLEASE NOTE: There is an ANPR reader in the car park available for RESIDENTS ONLY. For everyone viewing the property, please park in a nearby road. Please contact Woodlands for more information.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. The property can be found on the left hand side.

COUNCIL TAX: Band B.

EPC Rating: B.

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

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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		

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.