



Gorrings Brook, Horsham, West Sussex, RH12 5HH





Being sold with no onward chain, and located in a popular cul-de-sac location in North Horsham, this well-presented double bedroom first floor apartment is a short drive from the centre of this vibrant market town, with great transport connections, an excellent range of bars, restaurants, independent shops and major retailers- you can see why this is the first choice of location for many. And benefitting from a share of the freehold with a long lease in place, low service costs and a potential to create a strong rental yield in return, this property is likely to appeal to investors, first time buyers and down-sizers alike.

Accessed by a communal hallway, stairs lead to the first floor. The front door of the flat leads into an inner hallway with large storage cupboard with immersion heater and cold storage tank. The property is finished in neutral tones throughout with a good-sized living room with space for sofa and tv unit, and could accommodate a dining room table and chairs or perhaps a desk for home working.

The bedroom is a good size with space for a double bed and freestanding storage. The kitchen features a range of base and wall units, a freestanding oven and hob as well as room for freestanding washer-dryer and under-counter fridge. The bathroom features a power shower over the bath, tiled walls and white sanitary ware. The property also benefits from communal parking to the front and some attractive grounds.





Accommodation with approximate measurements.

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO:**

**FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING ROOM 13'07" x 10'02" (4.14m x 3.10m)**

**KITCHEN 6'10" x 5'10" (2.08m x 1.78m)**

**BEDROOM 9'09" x 13'07" (2.97m x 4.14m)**

**BATHROOM 6'10" x 5'07" (2.08m x 1.70m)**

**OUTSIDE**

**COMMUNAL PARKING**

**COMMUNAL GROUNDS**

**OUTGOINGS**

**LEASE LENGTH: 974 YEARS**

**SERVICE CHARGE: £95 PER MONTH**

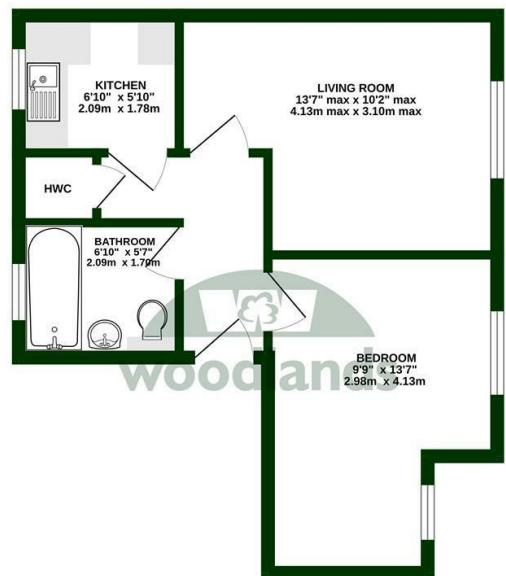
**GROUND RENT: PEPPERCORN**

**NO ONWARD CHAIN**



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FIRST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 373 sq.ft. (34.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, ratios, widths, heights and any other details are approximate and are given as a general guide only. Any dimensions, areas or ratios given are for identification purposes only and should be used as such by any prospective purchaser. The services, systems and fittings contained in the floorplan have not been tested and no guarantee as to their operability or efficiency can be given.  
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LOCATION: The property is located in a popular area of Horsham offering excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281. In addition, you are within a short walk of two highly regarded local primary schools. Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the recently developed Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre follow Albion Way over the first roundabout and turn right at the traffic lights into Springfield Road. Continue along through the two sets of traffic lights. Take the second turning on the right into Pondtail Road. Follow this road under the railway bridge and go straight ahead at the first mini roundabout. Continue along this road and take the next left into Gorrings Brook.

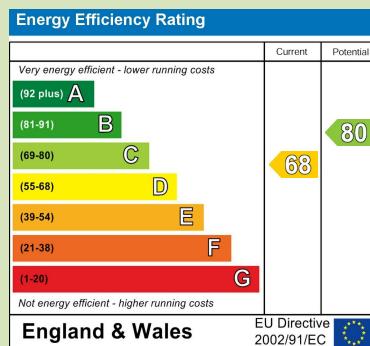
COUNCIL TAX: Band B.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.



#### MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, 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.

  
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