Trinity Court, Rushams Road, Horsham, West Sussex, RH12 2LD

woodlands

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Guide Price £300,000 - £325,000

Brought to the market with no onward chain and benefitting from a share of freehold, this impressive two-bedroom, two-bathroom ground-floor apartment enjoys an enviable position just moments from Horsham Park and within easy walking distance of Horsham's vibrant town centre. Set within a well-regarded development on the sought-after west side of town, it combines generous proportions with superb convenience.

Stepping inside, you're greeted by a wide and welcoming entrance hall that immediately hints at the space on offer. There is excellent built-in storage, and the hallway naturally leads to every room. The bright and inviting living room is a standout feature, benefiting from expansive patio doors that open directly onto the beautifully maintained communal gardens, creating a seamless connection between indoor and outdoor space. There's ample room here for both relaxation and dining.

The well-designed kitchen is fully fitted with modern units topped with stylish stone worktops and complemented by attractive flooring. Alongside the integrated oven and hob, it also boasts an integrated coffee machine, washing machine, dishwasher and microwave. Our vendor is also leaving the American fridge/freezer and television. A cosy breakfast area completes the room, making it a practical and sociable space.

Both bedrooms are comfortable doubles. The main bedroom includes built-in wardrobes and its own en-suite shower room, while the second bedroom is served by a family bathroom featuring a p-shaped bath, heated towel rail, and tiled finishes.

The property also benefits from a brand new boiler fitted in September 2025.

Outside, the property truly excels. The apartment comes with an allocated parking space, located by the front door, and a garage in a separate block - a real rarity in such a central location. The communal gardens are professionally managed, offering attractive, well-kept green spaces for residents to enjoy.

Location is a major highlight: Horsham Park sits just a few steps away, perfect for leisure and recreation, and Horsham station the other side of the park, offering direct services to London Victoria in under an hour. The town centre is likewise only a short walk from the front door.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 12'05" x 8'09" (3.78m x 2.67m)

LIVING ROOM 16'03" x 13'0" (4.95m x 3.96m)

KITCHEN/BREAKFAST ROOM 16'03" x 8'06" (4.95m x 2.59m)

BEDROOM ONE 14'08" x 9'09" (4.47m x 2.97m)

EN-SUITE SHOWER ROOM 3'06" x 9'08" (1.07m x 2.95m)

BEDROOM TWO 10'05" x 7'11" (3.18m x 2.41m)

BATHROOM 5'0" x 8'10" (1.52m x 2.69m)

OUTSIDE

ALLOCATED PARKING

GARAGE IN A BLOCK

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 999 YEARS FROM 1998

SERVICE CHARGE: £120 PER MONTH

GROUND RENT: NONE PAYABLE

NO ONWARD CHAIN

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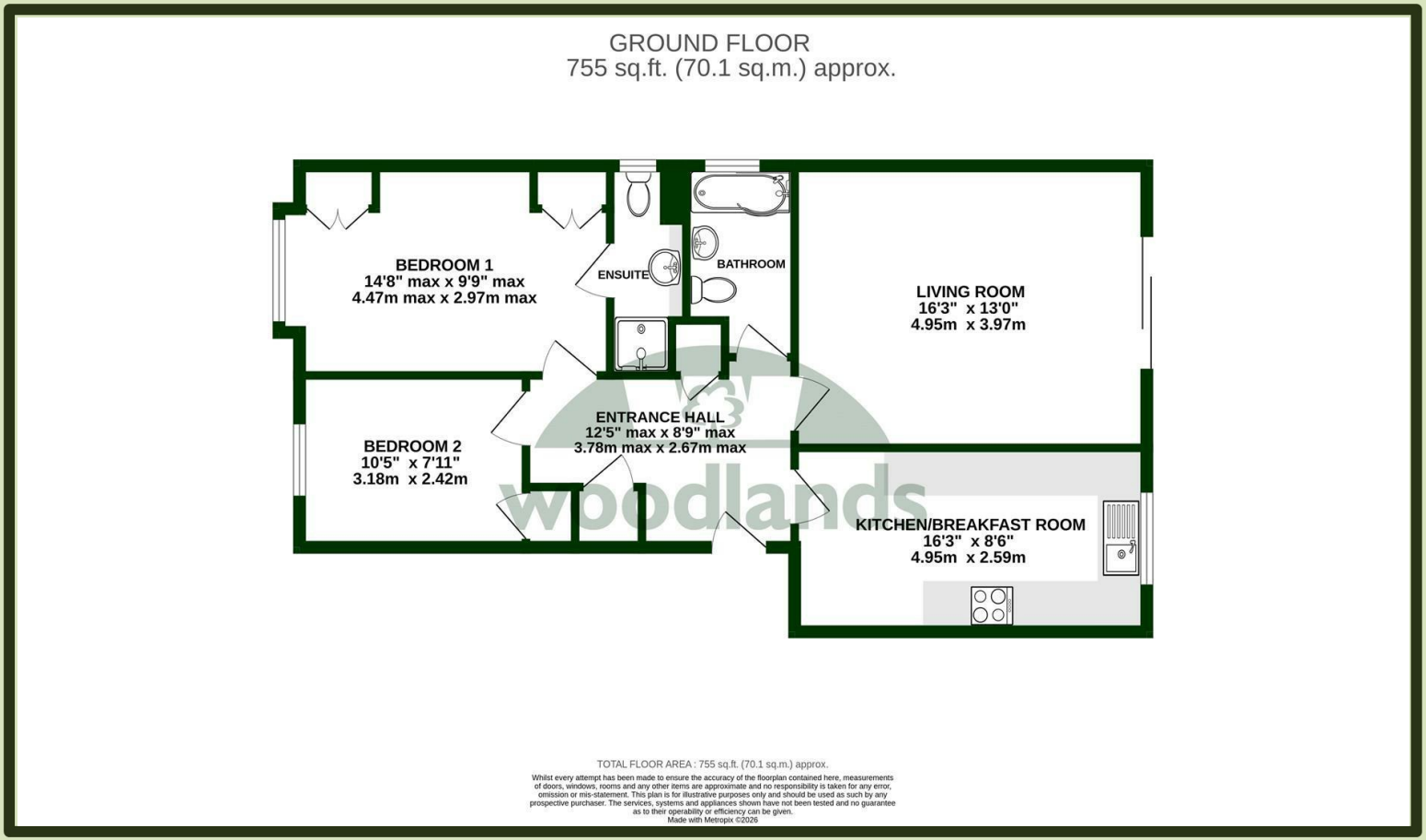

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the traffic lights into Springfield Road. Take the third turning on the left into Rushams Road where Trinty Court can be found after a short distance on the left hand side just before the church.

COUNCIL TAX: Band D.

EPC Rating: C.

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.

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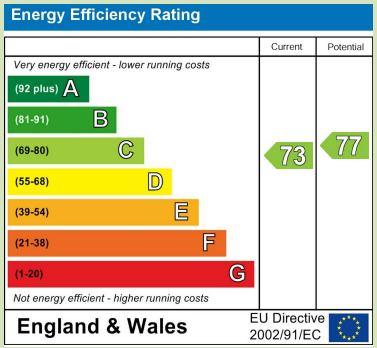
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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



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