



Jaratt Court, Brighton Road, Horsham, West Sussex, RH13 5QX



woodlands



Set in an exceptionally convenient location just a short stroll from the heart of Horsham, this spacious two double bedroom ground floor apartment offers an excellent opportunity for first time buyers, downsizers and investors alike.

Offered to the market vacant and with no onward chain, the property has been freshly decorated and fitted with new carpets throughout, creating a bright, clean and welcoming home that is ready for its next owner to simply move straight in. Built in 2008, the apartment forms part of a small purpose-built development of just 15 properties.

At the heart of the home is a particularly impressive open-plan kitchen, living and dining room, providing plenty of space to comfortably arrange a dining table and generous seating. The kitchen is well equipped with a good selection of wall and base units, a fitted oven and gas hob, together with space for freestanding appliances.

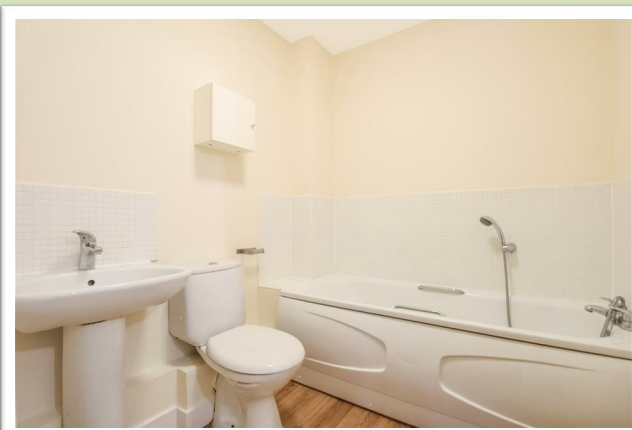
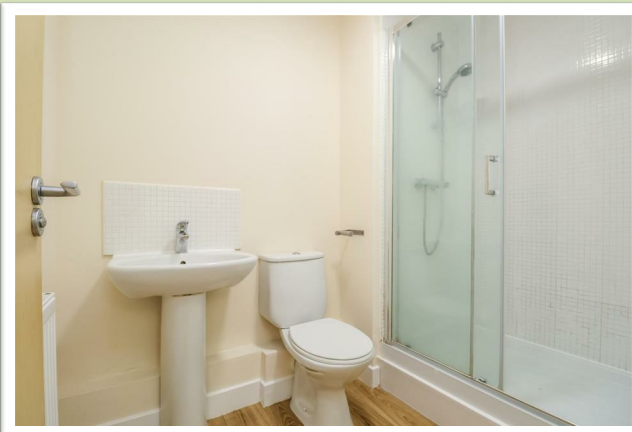
There are two well-proportioned double bedrooms, with the principal bedroom offering an excellent amount of space as well as the added benefit of an en-suite shower room with a double shower tray. The main bathroom features a full-size bath and white sanitaryware. Throughout, the apartment has a neutral and fresh feel, making it an easy home to personalise from day one and offering the new owners the opportunity to style as they wish.

Outside, the property benefits from its own allocated parking space within a private car park, while a large communal bike store provides useful additional storage. Residents also have access to attractive communal gardens, enclosed on all sides and incorporating areas of lawn, paving and planting, creating a pleasant and private space to relax and enjoy.

Location is undoubtedly one of the apartment's standout features. Horsham town centre is approximately a five-minute walk away, placing an excellent selection of shops, cafés, restaurants and everyday amenities right on the doorstep. Horsham Station is also within easy walking distance at just over half a mile, offering regular services to London with journey times of under an hour, as well as connections towards destinations along the South Coast. For those who prefer to escape into the countryside, the footpaths and trails around Denne Hill and Chesworth Farm are also within easy reach.

With its generous accommodation, fresh presentation, secure parking, excellent town-centre location and no onward chain, this is a particularly appealing apartment that is likely to attract interest from a wide range of buyers.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

OPEN PLAN LIVING ROOM/KITCHEN

LIVING ROOM 11'09" x 15'04" (3.58m x 4.67m)

KITCHEN 7'08" x 9'06" (2.34m x 2.90m)

BEDROOM ONE 15'01" x 11'09" (4.60m x 3.58m)

EN-SUITE SHOWER ROOM 5'0" x 7'06" (1.52m x 2.29m)

BEDROOM TWO 10'10" x 8'08" (3.30m x 2.64m)

BATHROOM 7'02" x 6'03" (2.18m x 1.91m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

OUTGOINGS

LEASE LENGTH: 106 YEARS

SERVICE CHARGE: £1,954.59 PER ANNUM

GROUND RENT: £300 PER ANNUM

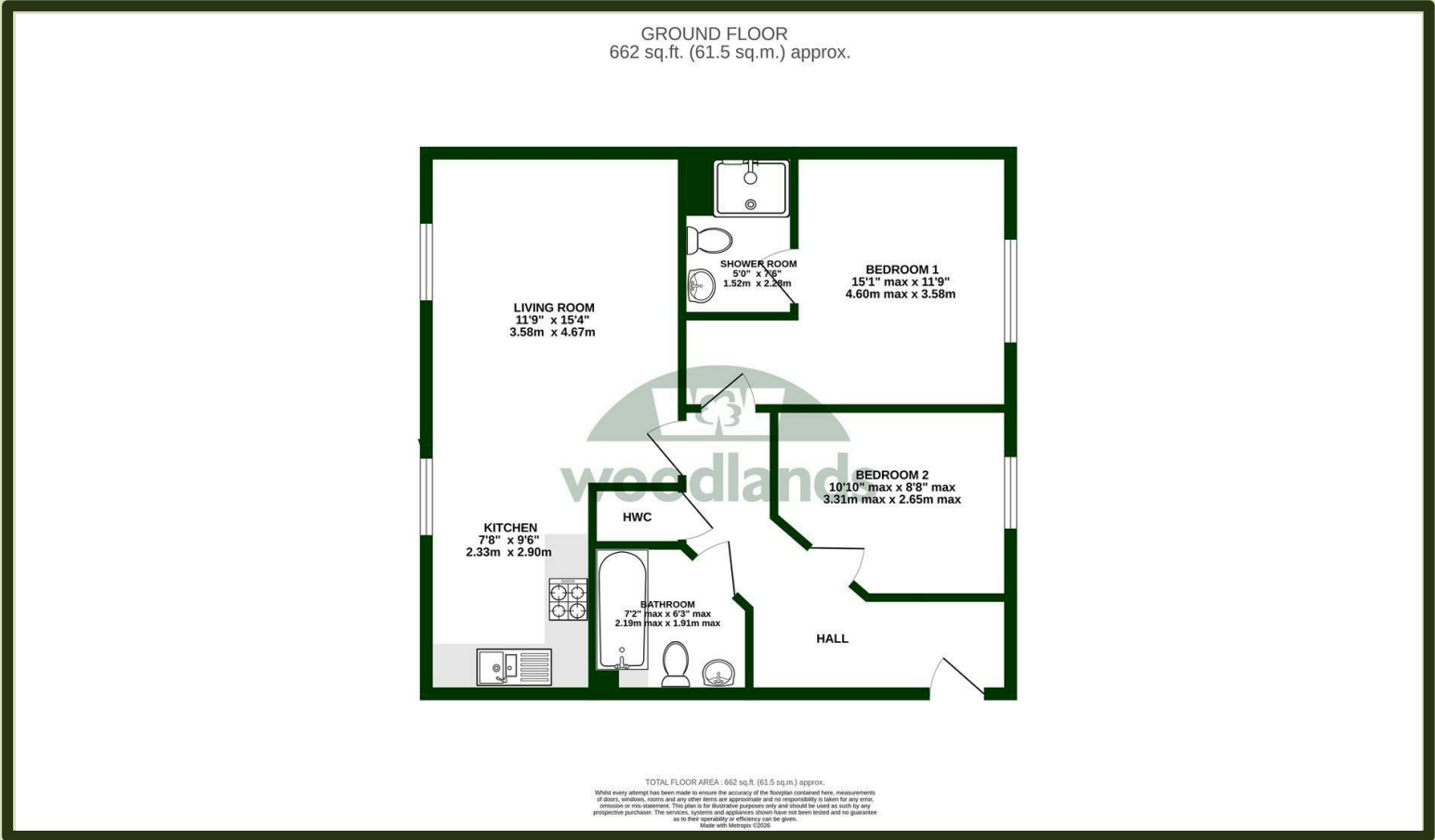
NO ONWARD CHAIN



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LOCATION: The Historic Market Town of Horsham provides a comprehensive 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 Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions 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 proceed in an Easterly direction along the Brighton Road (A281) and under the iron railway bridge. Jaratt Court can be found on the right hand side, just after Kwikfit.

COUNCIL TAX: Band C.

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.

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.

