



Bourns Court, Ayshe Court Drive, Horsham, West Sussex, RH13 5RL



woodlands



Perfectly positioned for town-centre living, this spacious two double bedroom apartment enjoys a sought-after location within a popular residential cul-de-sac creating a home that offers both convenience and lifestyle appeal.

The apartment is just a short stroll from the rear entrance to Horsham's mainline railway station, providing direct links to London and across the South East, while Horsham Park and the vibrant town centre are also within easy walking distance. With generous accommodation including a balcony of the living room, garage parking and an excellent choice of amenities this property is likely to appeal to a host of buyers.

Accessed via a secure communal entrance, residents can access the third floor either via the stairs or by using a combination of the lift and stairs. Once inside, the welcoming hallway provides access to all rooms and benefits from two particularly useful storage cupboards, one of which has space and plumbing for a freestanding washing machine, keeping the kitchen clear and practical. The real highlight is the impressive lounge-diner; a bright and beautifully presented room with plenty of space to create defined living and dining areas. Large windows fill the room with natural light, while a glazed door opens directly onto the private balcony, providing a fantastic spot to enjoy some fresh air and a welcome slice of outdoor space.

The well-appointed kitchen offers a good selection of wall and base units, complemented by a useful breakfast bar, fitted oven and hob, plus space for both a freestanding dishwasher and fridge freezer. Both bedrooms are generous doubles, with the principal bedroom further enhanced by built-in double wardrobes. Completing the accommodation is a family bathroom, featuring a contemporary colour scheme, white bathroom suite, shower attachment and window which allows plenty of natural light into the room.

Outside, the apartment enjoys attractive and well-maintained communal gardens and a particularly pleasant outlook, with the property siding onto a charming pond. Parking is available on the surrounding roads, with permits obtainable from the council, while the property also benefits from its own garage within a nearby block. Complete with an up-and-over door, the garage offers the flexibility to be used for secure parking or valuable additional storage.

With independent shops, major high street names, cafés, restaurants and bars all within easy reach, this is a superb opportunity for buyers wanting to enjoy everything Horsham has to offer, while retaining the convenience of excellent transport connections and a spacious, well-designed home.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS AND LIFT TO:

THIRD FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 26'07" x 11'06" (8.10m x 3.51m)

BALCONY 10'0" x 3'10" (3.05m x 1.17m)

KITCHEN 10'8" x 7'10" (3.25m x 2.39m)

BEDROOM ONE 11'11" x 12'1" (3.63m x 3.68m)

BEDROOM TWO 11'11" x 9'7" (3.63m x 2.92m)

BATHROOM 7'6" x 7'8" (2.29m x 2.34m)

OUTSIDE

GARAGE IN A BLOCK 7'11" x 17'0" (2.41m x 5.18m)

COMMUNAL GROUNDS

OUTGOINGS

LEASE TERM: 999 YEARS FROM 05.01.1970

LEASE LENGTH: 943 YEARS

SERVICE CHARGE: £3,993 PER ANNUM

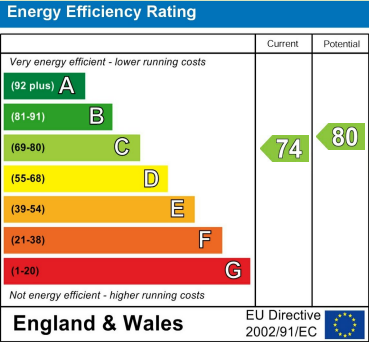
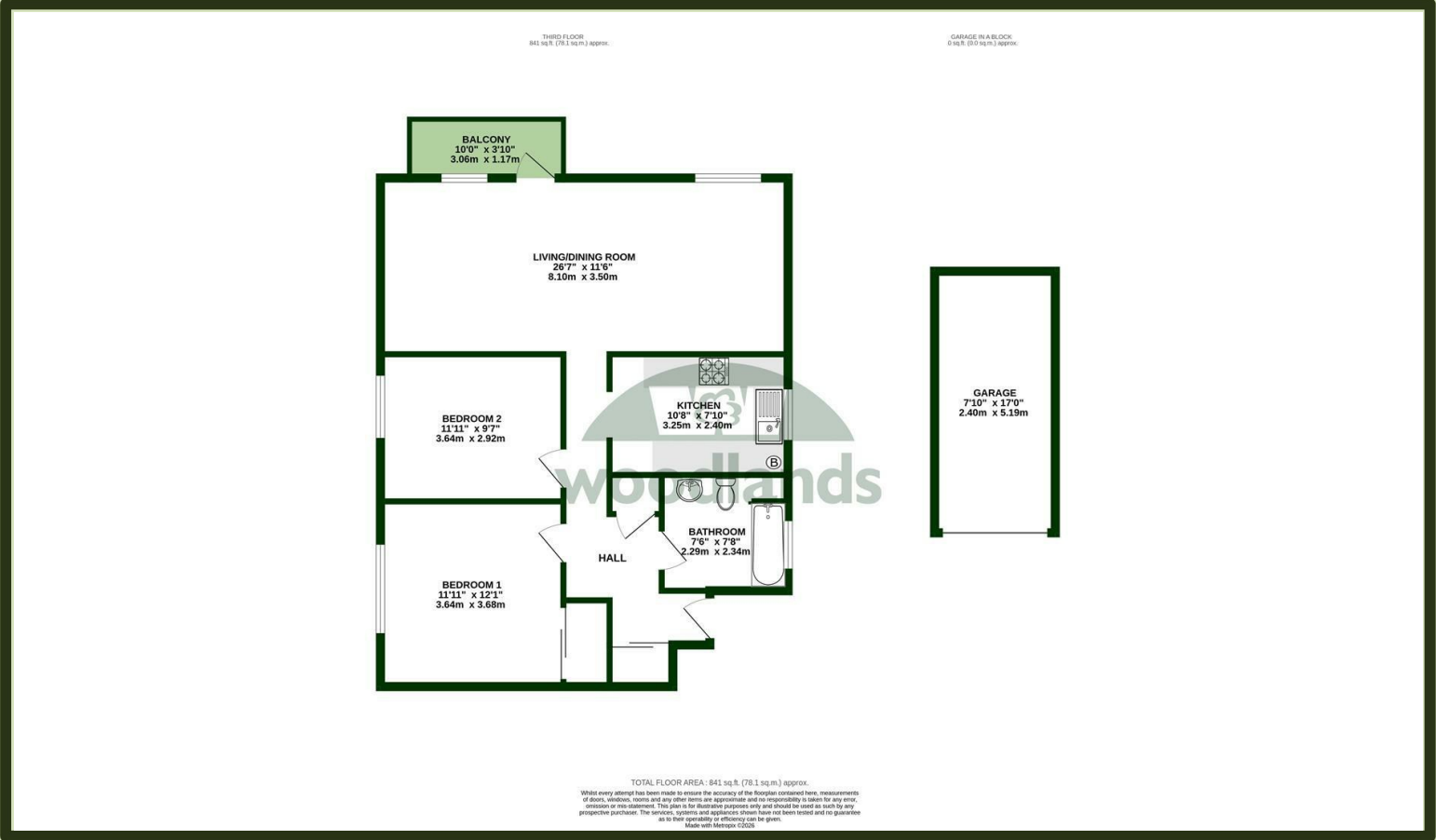
GROUND RENT: £17 PER ANNUM



www.woodlands-estates.co.uk

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

Tel: 01403 270270



LOCATION: The property is situated in a within a short walk of Horsham's thriving town centre with is varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. Also just a short walk away is Horsham mainline station with its direct service to London Victoria in less than one hour. The property is also set close to popular schools and offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

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. At the next roundabout go all the way round and double back on yourself, then take the first left into Station Road. Take the first left into Depot Road. Continue past Barrington Road and Burford Road and Ayshe Court Drive can then be found o the left hand side.

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.

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