



# Horsham RH13 5QX



**LOCATION** This flexible top floor apartment is set within an exclusive development, only a short walk from Horsham town centre and Station. The thriving historic market town has an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan's. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

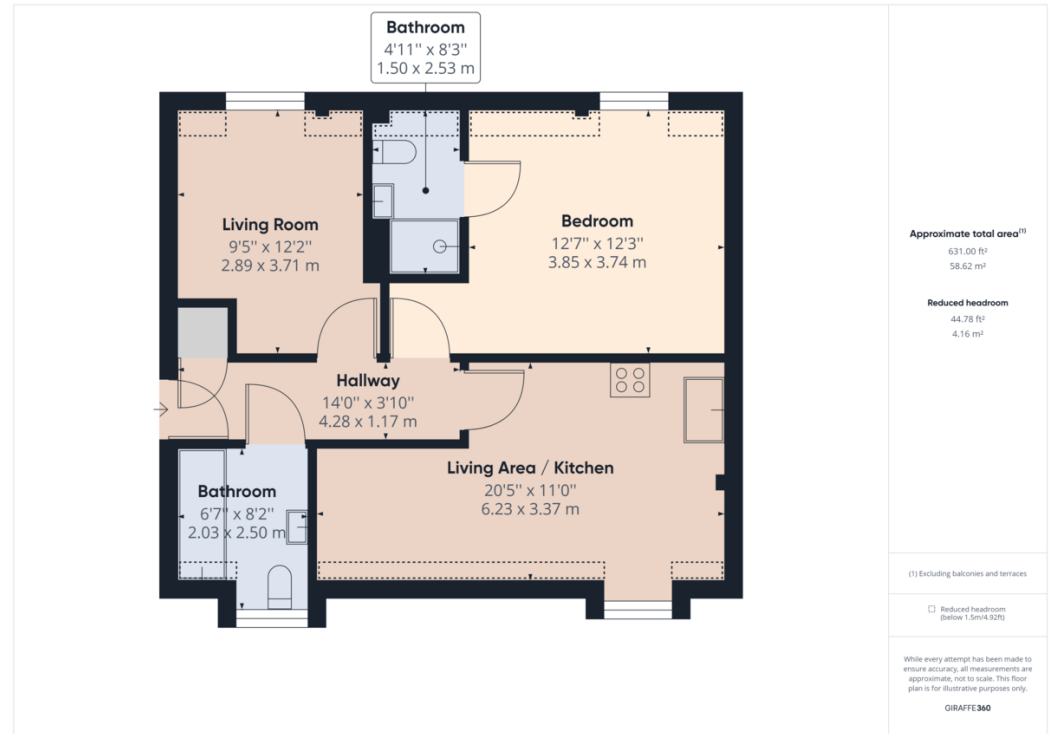


**THE PROPERTY** This centrally located top floor apartment is set within a purpose built block that offers spacious, well planned accommodation with a security intercom. The property features a generous open plan Kitchen Dining Area. Originally this was designed as the Living Area, but the current occupier uses the second double Bedroom as their Living Room. This makes the large apartment flexible. The property also features a modern Bathroom, with a white suite and a Master Bedroom with an En Suite shower.

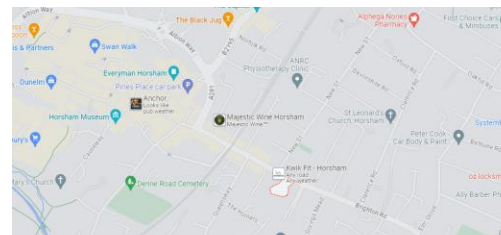
**OUTSIDE** The conveniently located development offers allocated parking, which is accessed via electric security gates, with one parking space per apartment. In addition to parking, there is communal gardens for the owners to enjoy.

Viewing arrangements by appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



### Map Location



### EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		

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

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