





# Chiltern Court, Horsham, RH12 4HZ



We are delighted to present this one double bedroom flat in a sought-after location. Upon entering the flat, you will be greeted by a convenient entrance hall, ideal for removing shoes and coats before entering. Off the hall is the spacious reception room with large windows, allowing ample natural light to flood the space. This room is the perfect spot to relax and unwind after a long day. The kitchen has a range of floor and wall mounted units providing all the necessary amenities for those who enjoy cooking. The bedroom is a generously sized double room and benefits from an abundance of natural light, creating a bright and airy atmosphere. The bathroom features a shower over a bath arrangement.

Situated in a prime location, the property benefits from excellent public transport links, ensuring convenient travel to various destinations across the city. Additionally, local amenities such as shops, restaurants, and cafes are just a stone's throw away, providing everything you need within easy reach. The property also benefits from a garage en bloc.



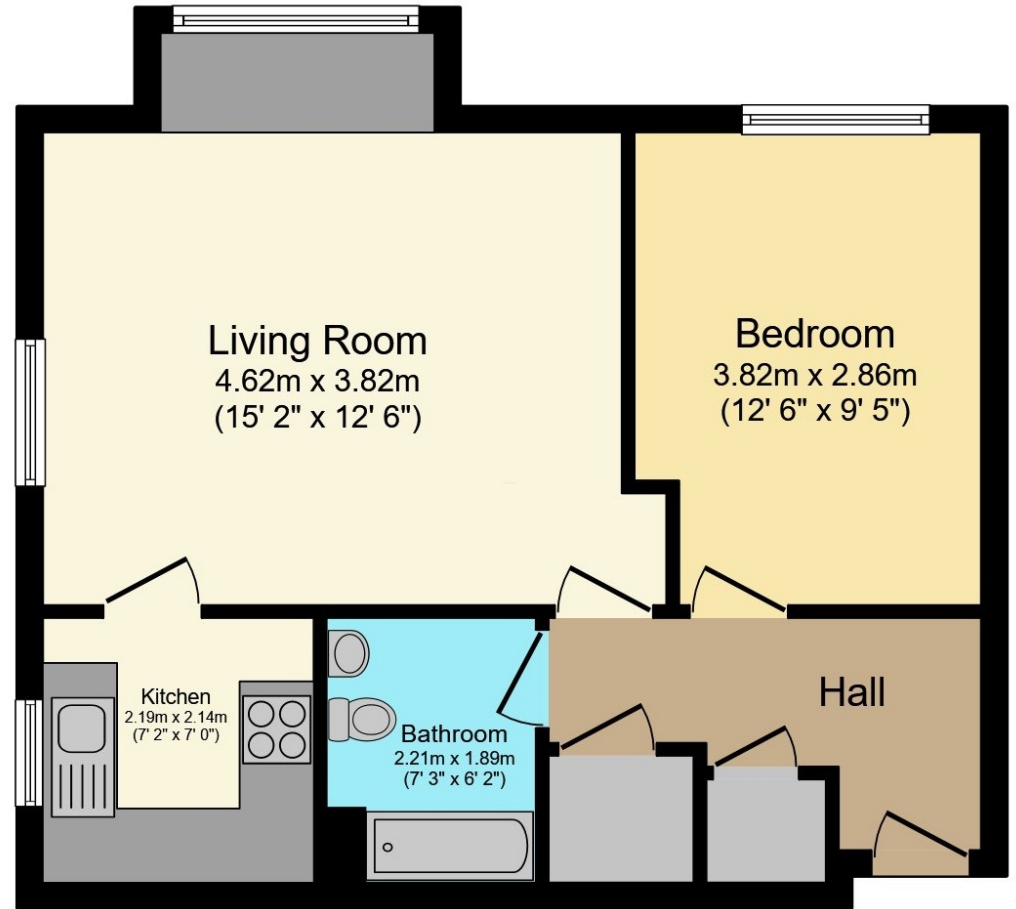
**ADDITIONAL INFORMATION**  
 Tenure: Leasehold  
 Lease Term: 125 Years from 25 March 2003  
 Service Charge: £1,160 per annum  
 Buildings Insurance: £140 per annum

**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

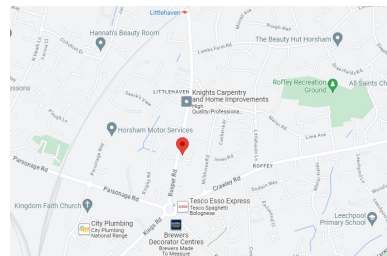
**Total Approximate Floor Area**  
**510 sq ft / 47 sq m**

Viewing arrangements by appointment through :

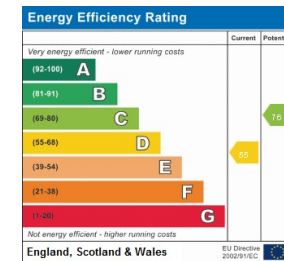
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### Map Location



### EPC Rating



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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- Buses**  
1 minute walk
- Shops**  
Tesco Express  
0.2 miles
- Trains**  
Littlehaven – 0.4 miles  
Horsham – 0.8 miles
- Sport & Leisure**  
Pavilions in the Park  
1 mile
- Rental Income**  
£900 pcm  
Rental Yield – 5.7%
- Schools**  
Kingslea  
The Forest School/Millais
- Broadband**  
Up to 67 Mbps
- Roads**  
M23  
5.5 miles
- Council Tax**  
Band B