



**Lancing Court  
Horsham, RH12 4EX**

**£265,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Lancing Court, Horsham, RH12 4EX



### LOCATION

This spacious property is set within a convenient location, just a short walk from a local parade of shops and 0.7 miles distant from Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as Leechpool Primary School, Forest and Millais Girls. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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. 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, you have Littlehaven and Horsham Station which 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.

### PROPERTY

The front door of this large, beautifully updated, top floor maisonette opens into your hall providing a perfect space to remove coats and shoes before entering. The hall also houses the stairs rising to the landing, with doors opening to all rooms. The bright, 17ft living room is a great feature of this property, with plenty of space for sofas and a dining table, which makes it perfect for entertaining, as it is also located next to the 12'0 x 10'11

kitchen. The kitchen is a fantastic recent addition to the property and is fitted with floor and wall mounted, modern units. Both bedrooms are fantastic doubles, with the smaller of the two being double aspect and having built in wardrobes. Completing the accommodation is the separate WC and bathroom, which has a tasteful suite, shower above the bath and a window.

### OUTSIDE

This fantastic property is located in a small cul de sac, surrounded by well kept gardens. Parking can be found on street, while there is also a large 16'10 x 8'6 Garage, which has an up and over door, and could be used for parking if required.

### ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold

Lease Term: 999 Years from 25 December 1968

Service Charge: £50-100 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.





**Buses**

1 minute walk



**Shops**

Co-op Food  
3 minute walk



**Trains**

Littlehaven – 0.9 miles  
Horsham – 1.1 miles



**Airport**

Gatwick  
11.5 miles



**Roads**

M23  
4.9 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,200 pcm  
Rental Yield – 5.4%



**Schools**

Leechpool Primary  
The Forest School  
Millais



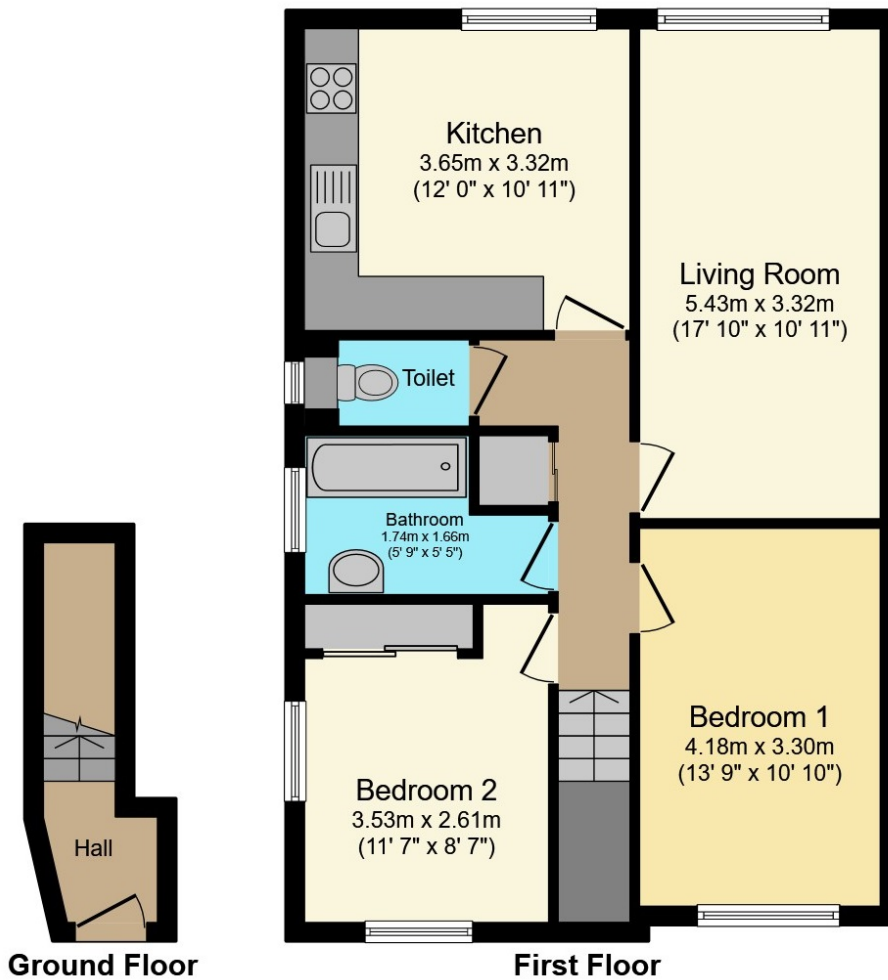
**Broadband**

Up to 67 Mbps

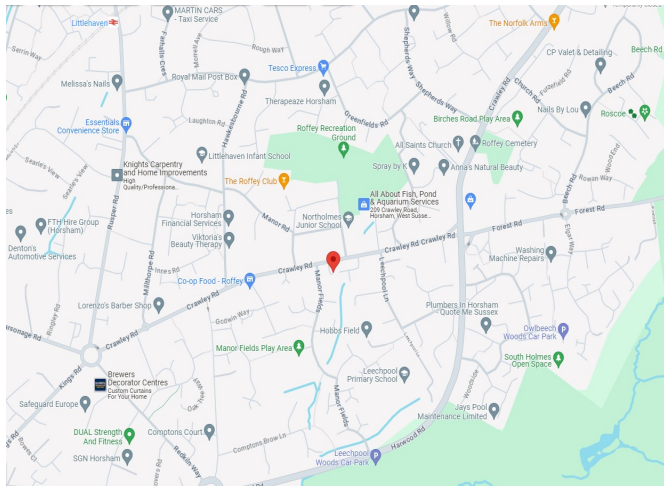


**Council Tax**

Band C



**Map Location**



**Total Approximate Floor Area**  
**714 sq ft / 66 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**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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