



**Brighton Road,
Horsham, RH13 5QX**

**Asking Price Of
£240,000**

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

Jaratt Court, Horsham, RH13 5QX



LOCATION

This flexible ground 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 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, 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.

PROPERTY

The front door opens from the well kept communal areas into your own spacious hallway, providing the perfect space to remove coats and shoes before entering. The hallway offers access to all rooms within the apartment and creates a very natural flow. The open plan living/kitchen area is flooded with natural light and offers a flexible space for furniture placement. The kitchen is fitted with a range of floor and wall mounted units gifting ample storage and work surface space whilst allowing room for free standing appliances. This open plan area is perfect for entertaining. Both bedrooms are generous doubles allowing for free standing furnishings and storage to fit comfortably. The main bedroom also

offers its own en suite shower room with toilet and basin. Finally, completing the living accommodation, is the generous main bathroom complete with bath and shower over head. This spacious apartment offers a brilliant amount of living space to be enjoyed whilst remaining light and airy.

OUTSIDE

The property boasts an allocated parking space and the apartment block benefits from a well maintained communal garden to the rear; the ideal place to sit and enjoy the sunshine.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 years from 24 June 2008

Annual Service Charge: £1,667.40 due each March

Annual Ground Rent: £300 due each January

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

3 minute walk



Shops

Town Centre
7 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.7 miles



Airport

Gatwick
15 miles



Roads

M23
7 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£1,250 pcm
6.3% Yield



Schools

Kingslea Primary
Millais
The Forest School



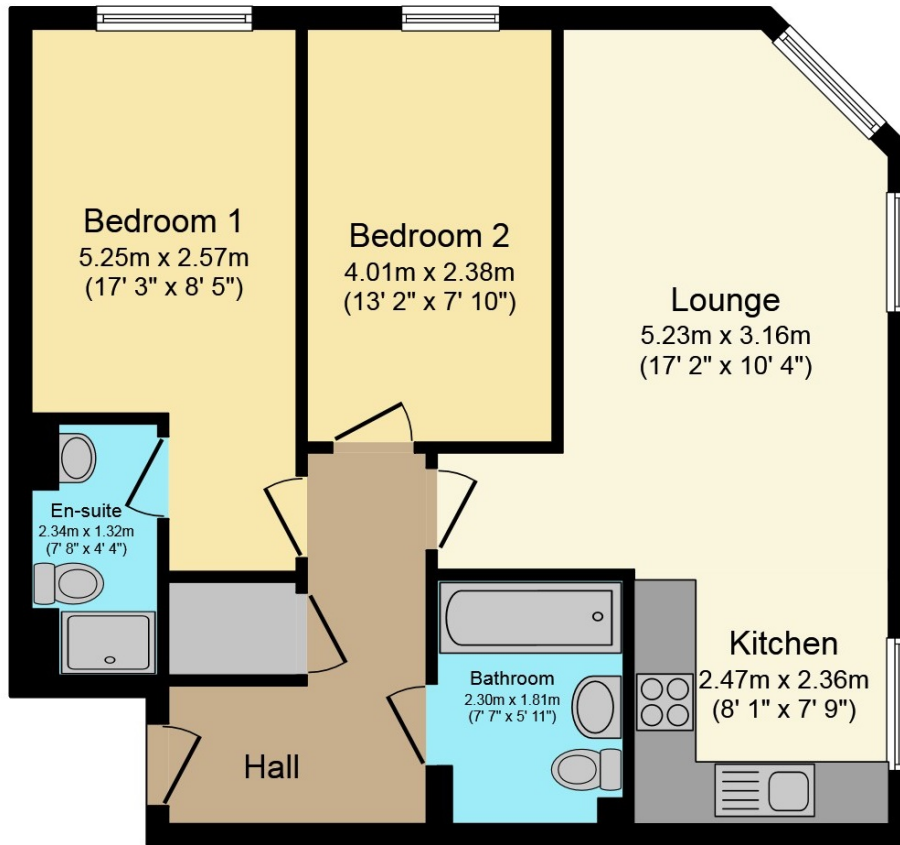
Broadband

Up to 150 Mbps

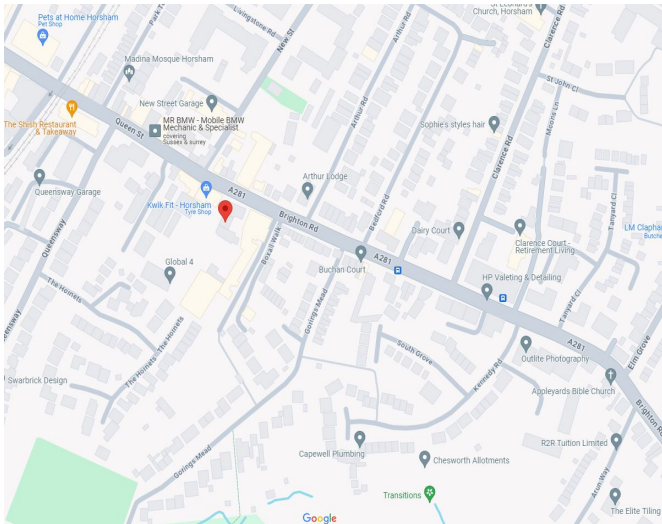


Council Tax

Band C

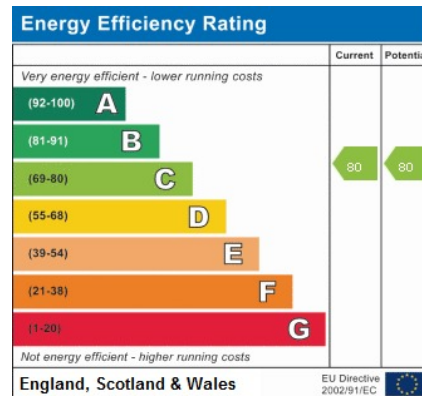


Map Location



Total Approximate Floor Area
659 sq ft / 61 sq m

EPC Rating



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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