



**Rushams Road
Horsham, RH12 2LD**

**Asking Price Of
£310,000**

**01403 272022
brocktaylor.co.uk**

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

Rushams Road, Horsham, RH12 2LD



LOCATION

This well-proportioned flat is now available for sale. Boasting a good condition, the property is ideally situated with easy access to public transport links, local amenities and green spaces. Particularly convenient is its proximity to Horsham Park and the station, with its direct service to London Victoria in under 1 hour, making it a perfect choice for those who enjoy a blend of urban and natural environments. Additionally, the town centre is just a short walk away, providing a wealth of shopping and dining options.

PROPERTY

This well-presented flat features a generous hallway, leading to a large reception room. This area is bathed in natural light from the large windows, making it a bright and airy space. It serves as a lounge/diner, suitable for both relaxation and entertainment. The kitchen is well-lit, offering ample dining space and plenty of work surfaces for all your culinary needs. It's a haven for those who love cooking, providing an excellent balance of functionality and style. The property has two spacious double bedrooms. The main bedroom is particularly large and benefits from an ensuite shower room. Bedroom 2, also a double, provides further sleeping quarters or perhaps a home office or guest room. The bathroom is notably large, featuring a bath and a window, which allows for natural light and ventilation. Bedroom 2, also a double, provides further sleeping quarters or perhaps a home office or guest room. The bathroom is notably large, featuring a bath and a window, which allows for natural light and ventilation. This property is

ideal for couples, first-time buyers, or investors seeking a well-positioned and appealing property in a desirable location. In summary, this two-bedroom flat offers a wonderful blend of comfort, convenience, and style, making it a property not to be missed.

OUTSIDE

One of the unique features of this flat is the inclusion of a garage and additional parking, a rare find in such a central location. Trinity Court also offers an area of professionally maintained lawned communal gardens.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 999 Years From 1 May 1998
Service Charge: £1,440 per annum
Ground Rent: Peppercorn

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

2 minute walk



Shops

Co-op Food
0.5 miles



Trains

Horsham – 0.7 miles
Littlehaven – 1.8 miles



Airport

Gatwick
13.8 miles



Roads

M23
6.9 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£1,350 pcm
Rental Yield – 5%



Schools

Trafalgar Infant
Greenway
Tanbridge House



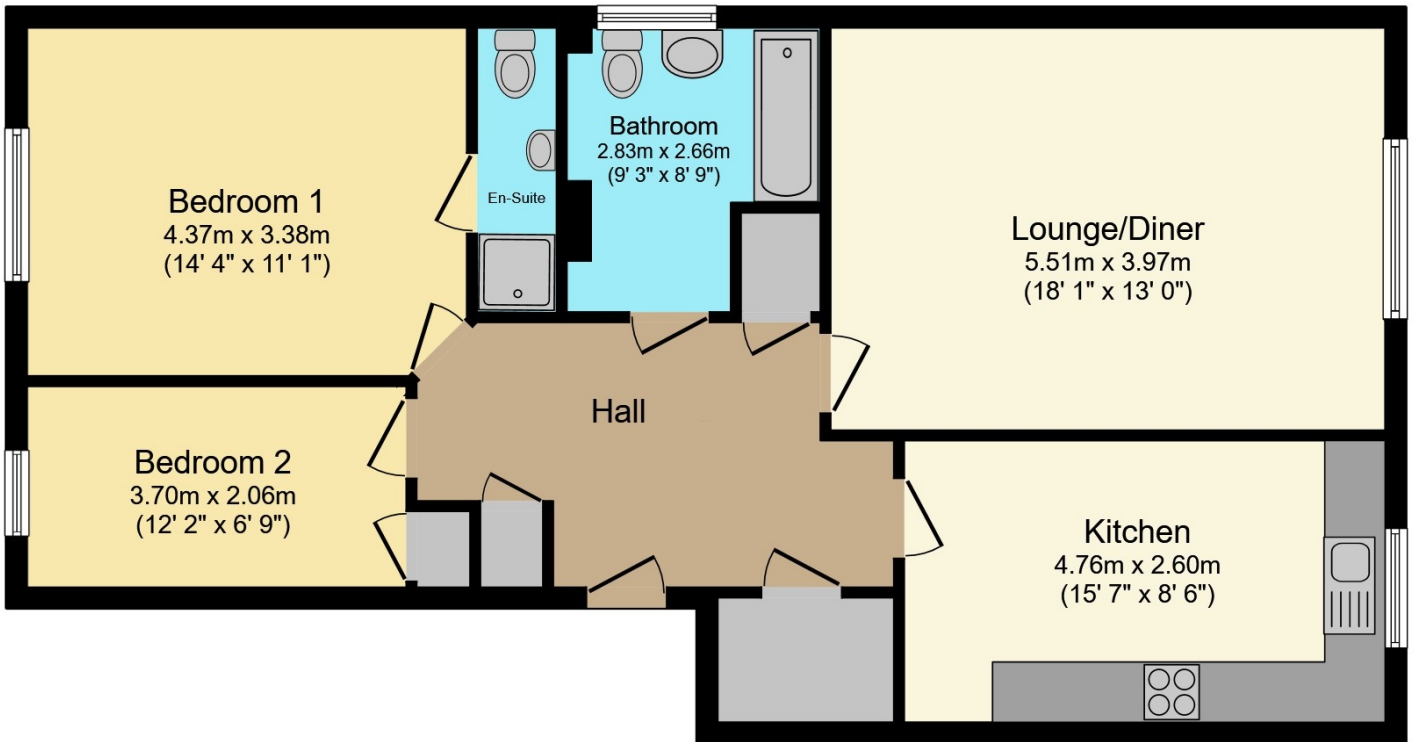
Broadband

Up to 67 Mbps



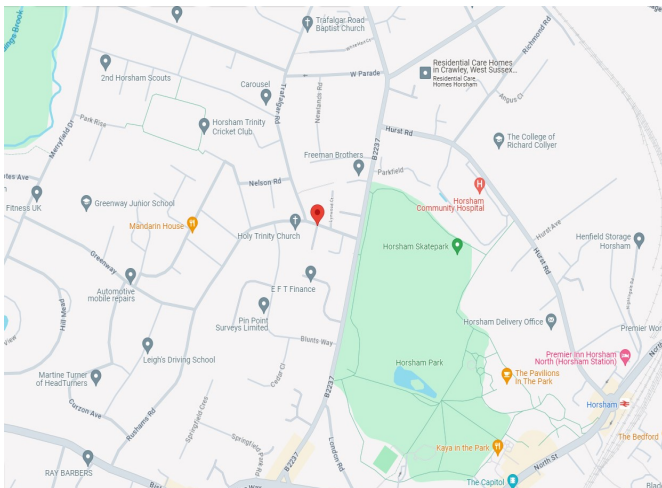
Council Tax

Band D



Floor Plan

Map Location



Total Approximate Floor Area
903 sq ft / 83.9 sq m

EPC Rating

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

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

