



Beacon Court, Horsham, RH13 6SN



The property is located to the North of Horsham's busy town centre with its vast array of local and national traders, as well as a thriving cafe and restaurant culture. This very well presented ground floor studio, is set in a convenient location, close to Tesco Express and a local parade of shops, which includes a pharmacy and post office. The property is approximately 1 mile from both stations providing access to London as well as being within easy access of the A264 and M23.

The front door opens into a hall, which has a storage cupboard and a door opening to the living room/bedroom and to a shower room which has been stylishly updated. The living/ bedroom area is a good size, measuring 15'7 x 10'8 with a large bay window overlooking the well kept communal gardens. An opening takes you through to the kitchen, with a window, which has also been modernised. The kitchen has space for a selection of appliances.

The property backs on to well kept, communal gardens, and comes with allocated parking.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 215 Years from 1 July 1986
Service Charge & Ground Rent: £75 per month
Service Charge & Ground Rent Review Period: TBC

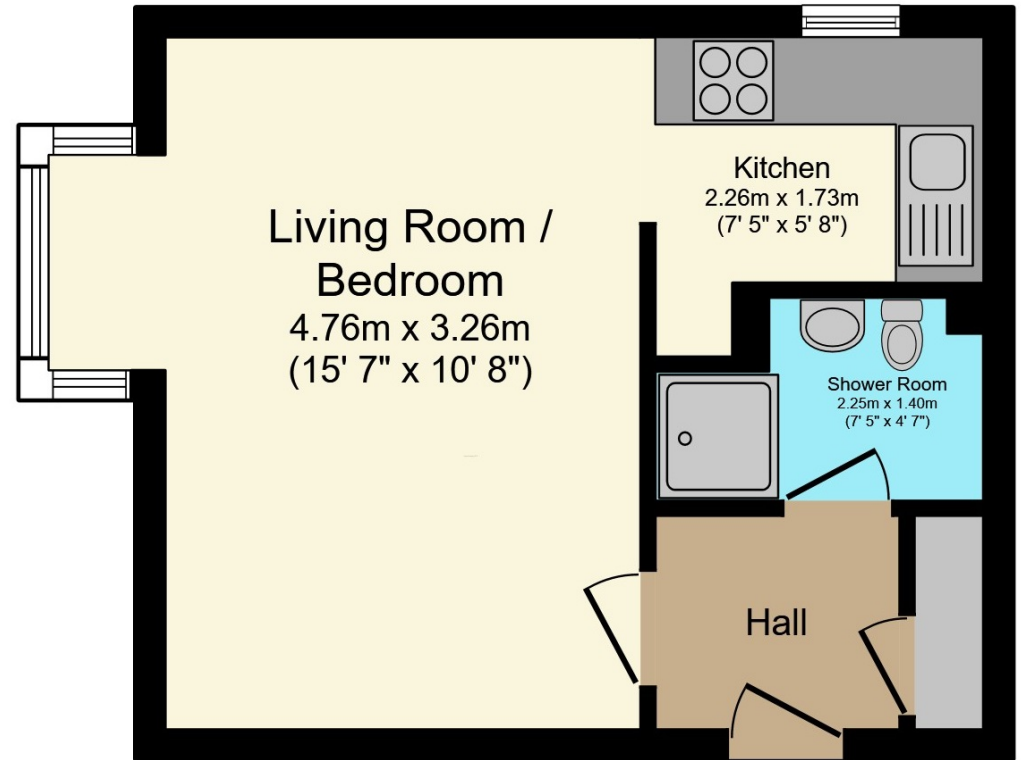
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

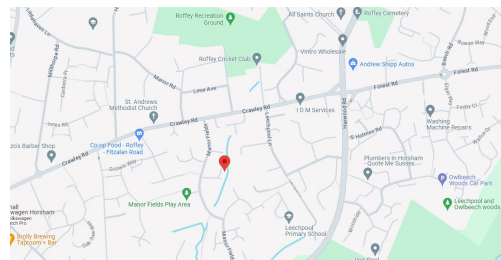
300 sq ft / 28 sq m

Viewing arrangements by appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Buses
1 minute walk



Shops
Co-op Food
0.3 miles



Trains
Littlehaven – 0.8 miles
Horsham – 1.2 miles



Sport & Leisure
Pavilions in the Park
1.4 miles



Rental Income
£TBC



Schools
n/a



Broadband
Up to 67 Mbps



Roads
M23
5 miles



Council Tax
Band B