



Gorringes Brook, Horsham RH12 5HH



ACCOMMODATION OVERVIEW

The property is set on the ground floor of this purpose built block and is approached through a security intercom into a communal entrance hall. From here you access the entrance hall, which has a full height storage cupboard, housing the hot water tank and doors to all rooms. The living Room features a large double glazed picture window, with ample space for a sofa and additional furniture, with an adjacent double bedroom, that have recently been decorated and re-carpeted. The kitchen offers a range of modern matching units, with work surfaces and integrated appliances. There is also a modern white bathroom suite, which has a window, and bath with additional shower unit.



PARKING & GARDENS

There is both on street parking to the front of the property, in addition to a resident's parking area to the rear of the building, with an area of communal garden and a drying area for clothes. The property is also well-positioned for access to local amenities with the Tythe Barn and its neighbouring park and sports facilities only a short walk away.



Buses
1 minute walk



Shops
Coltsfoot Drive
0.6 miles



Trains
Littlehaven – 1.2 miles
Horsham – 1.5 miles



Sport & Leisure
The Holbrook Club
10 minute walk



Rental Income
£995 pcm
Rental Yield – 6.6%



Schools
Holbrook Primary
The Forest School/Millais



Broadband
Up to 67 Mbps



Roads
M23
6.2 miles



Council Tax
Band B

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 999 Years from 25 December 1998
Annual Service Charge: £tbc
Service Charge Review Date: tbc
Annual Ground Rent: £tbc
Ground Rent Review Period: tbc

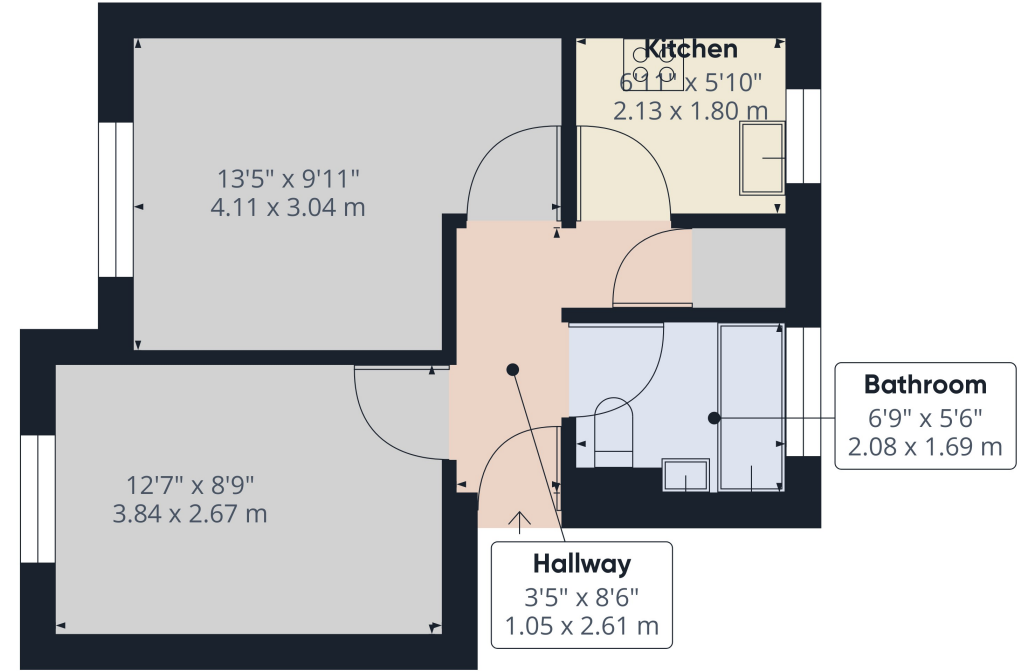
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

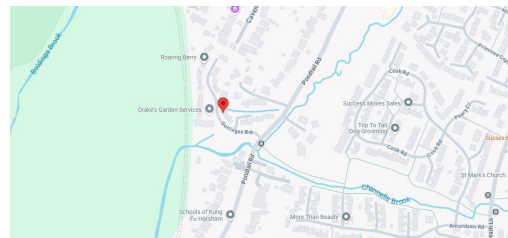
tbc/tbc

Viewing arrangements by
appointment through :

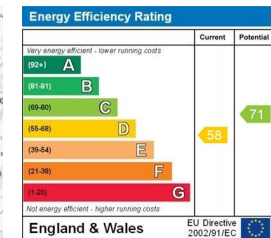
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



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.

Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham, West Sussex, RH12 1HL