



**Horsham Gates Three
Horsham, RH13 5TZ**

£260,000

**01403 272022
brocktaylor.co.uk**

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

Horsham Gates Three, Horsham RH13 5TZ



LOCATION

Horsham Gates embodies the true meaning of a central location. A 'stone's throw' away is Horsham town centre, 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a short stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

The front door opens into a spacious entrance hall which allows access to all rooms within the apartment while providing the perfect space to remove coats and shoes. The apartment itself offers a great amount of living space with its generous open plan layout. The living/kitchen area measures at a maximum of 21'0 x 10'2 and allows for tremendous flexibility when it comes to furniture placement. This space provides room for a dining table and chairs along with lounge furniture to all fit comfortably, making for a very social space. A large vaulted ceiling space helps provide an extra sense of space and helps to fill the room with even more natural light. The kitchen itself is fitted with a range of modern floor and wall mounted units while gifting you with plenty of storage, worksurface space and built in

appliances. The final benefit to the living area is the door leading out to your very own private balcony allowing you to sit and enjoy the fresh air. The bedroom is a generous double with enough space for plenty of free-standing furnishings and storage can comfortably fit the room. Again, another benefit to this room is that it features its own private balcony too giving you more outside space to enjoy. Finally completing the living accommodation is the main bathroom which is a hugely spacious room fitted with a white suite and a shower over the bath.

OUTSIDE

The communal areas are well maintained, and a lift provides access to all floors. There is a large residents car park situated underneath the apartment block itself where you will also find entry into the building.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from and including 25 March 2016

Service Charge: £2,120 per annum

Service Charge Review Period: Every 1 year

Ground Rent: £250 per annum

Ground Rent Review Period: Every 20 years

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

Lidl
2 minute walk



Trains

Horsham – 5 minute walk
Littlehaven – 1 mile



Airport

Gatwick
11.6 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£1,200 pcm
Rental Yield – 5%



Schools

Kingslea Primary
The Forest School
Millais



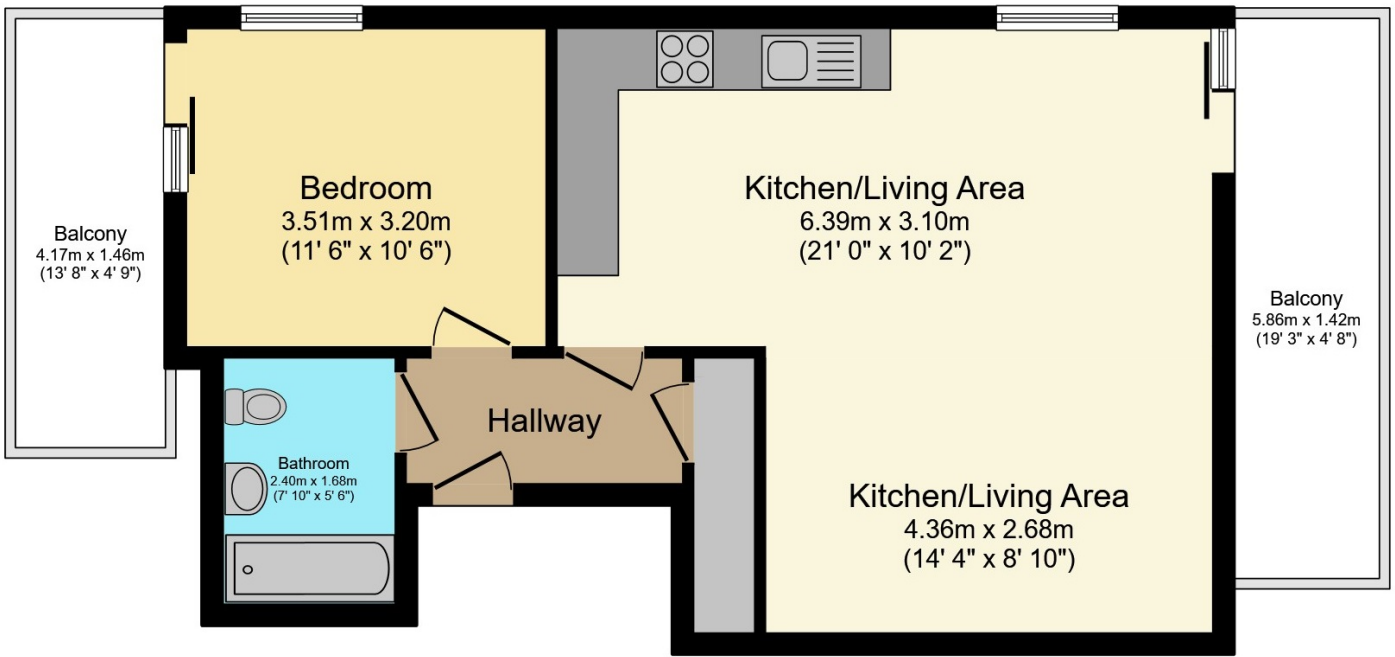
Fibre Broadband

Up to 944 Mbps

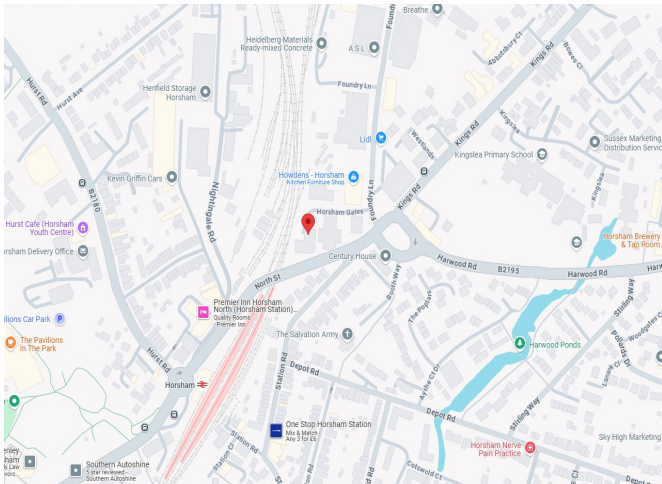


Council Tax

Band B



Map Location



Total Approximate Floor Area
572 sq ft / 53 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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

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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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