



**Trinity Court  
Horsham, RH12 2LD**

**£305,000**

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

## Trinity Court, 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 with its large breakfast bar 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 as well as built-in storage up and over the bed. 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

Service Charge 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.





**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**

£1,450 pcm  
Rental Yield – 5.7%



**Schools**

Trafalgar Infant  
Greenway  
Tanbridge House



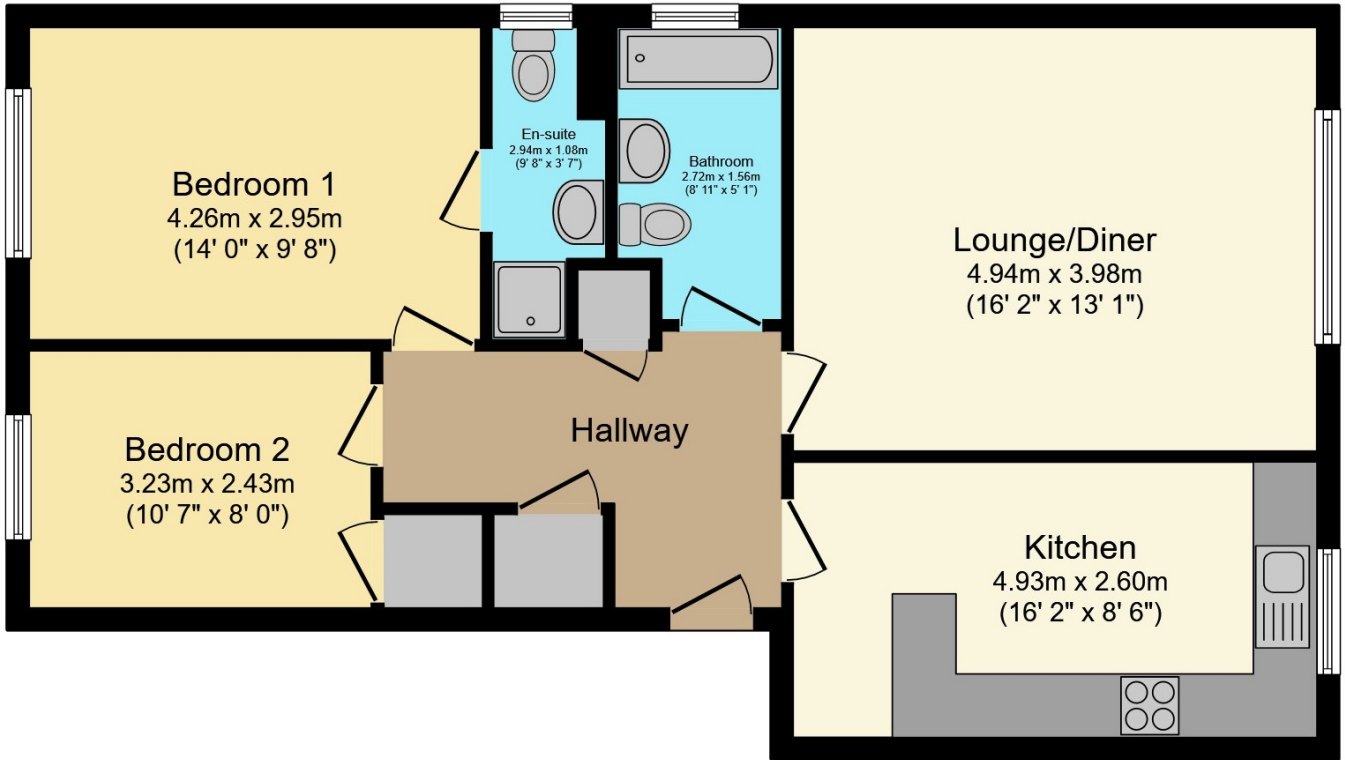
**Broadband**

Up to 330 Mbps

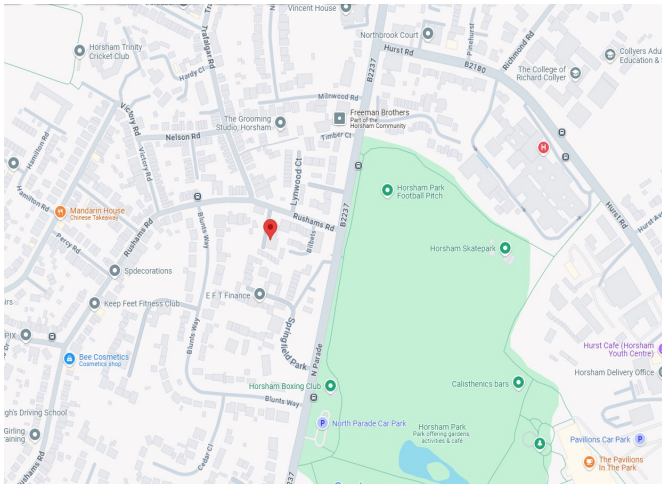


**Council Tax**

Band D

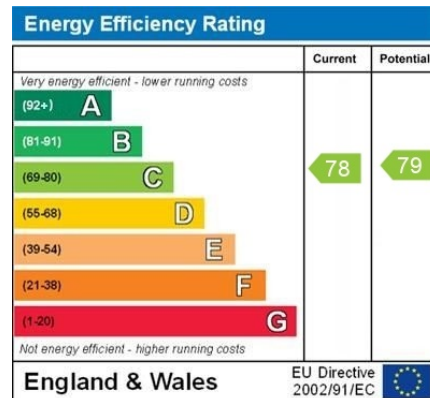


**Map Location**



**Total Approximate Floor Area**  
**781 sq ft / 73 sq m**

**EPC Rating**



Viewing arrangements by appointment through Brock Taylor

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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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