



**Bourns Court
Horsham, RH13 5RL**

£300,000

**01403 272022
brocktaylor.co.uk**

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

Bourns Court, Horsham, RH13 5RL



1



2



1

LOCATION

The property is ideally located within an ultra convenient position, only a few minutes walk from Horsham main line station, with its direct service to London Victoria in around 55 minutes. The property is also within a few minutes walk of the picturesque Horsham Park, that also houses The Pavilions in The Park Leisure complex & pool. The thriving town centre hosts twice weekly markets, and offers a wide range of shopping facilities, from independent retailers to familiar High Street names, including John Lewis, Oliver Bonas & a large TK Maxx Home store. For entertainment, there is a wide selection of bars, coffee shops and restaurants, an Everyman Cinema and The Capitol Theatre that hosts a wide range of shows, artists and comedians.

THE ACCOMMODATION

This superb top floor apartment offers far-reaching views and has benefited from an extensive program of improvements, combined with light and spacious accommodation. In addition, a lift services all floors, with the central hallway providing access to all rooms. The living room offers a Southern aspect and is particularly spacious with a feature fireplace and ample space for a dining table and sofas. The balcony is also set just off this room, with ample space for a bistro table and chairs and offers spectacular views. There are two well-proportioned bedrooms, with the main bedroom also offering fitted furniture. There is a refitted kitchen, with integrated appliances and a contemporary shower room, with a walk in shower. The property also offers gas central heating and updated double glazing.

OUTSIDE

The property is set in a cul-de-sac, within a lovely position, with lawned Communal gardens, that gently slope down to the attractive Harwood Ponds, an attractive natural haven for wildlife. To the front and side of Bourns Court, there are numerous parking bays for residents with the property also benefiting from a garage, with up and over door.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 Years from 11 July 1969

Service Charge: £3,580 per annum

Service Charge Review Period: tbc

Ground Rent: £17 per annum

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.





Buses

7 minute walk



Shops

Lidl
6 minute walk



Trains

Horsham
7 minute walk



Airport

Gatwick
14.1 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
13 minute walk



Rental Income

£tbc



Schools

Kingslea Primary
The Forest School
Millais



Fibre Broadband

Up to 1000 Mbps

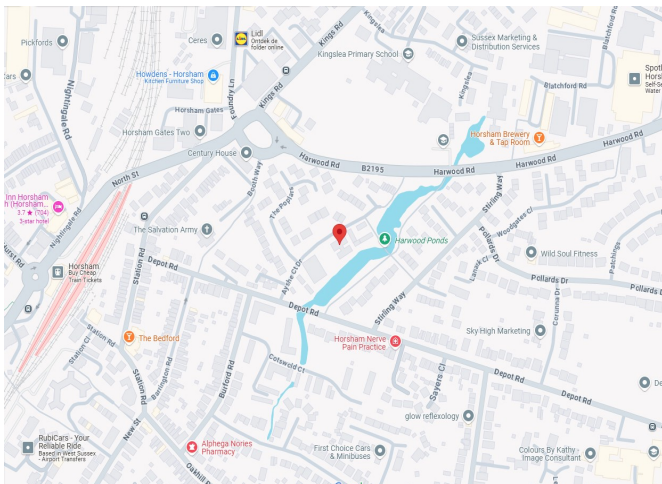


Council Tax

Band C



Map Location



Total Approximate Floor Area

844 sq ft / 78 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	73
(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



01403 272022

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.

brocktaylor.co.uk

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

