



# Sales.

North Parade,  
Horsham, RH12 2TA

£230,000





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Horsham, RH12 2TA



This convenient two-bedroom ground floor flat offers spacious and comfortable living, ideal for both homeowners and investors. The property is currently tenanted, making it an excellent buy-to-let opportunity. Inside, you'll find two good-sized bedrooms, including a generous master with built-in wardrobes for added storage. The second bedroom is versatile and perfect as a guest room, study, or child's bedroom. The bathroom is well-appointed with a bath and overhead shower, catering to a variety of preferences. The open-plan living and dining area benefits from natural light and leads to a well-equipped kitchen with ample cupboard space. Neutrally decorated throughout, the flat offers a modern and low-maintenance home environment.

The flat benefits from allocated parking, ensuring convenience and peace of mind for residents or tenants. The development is attractively landscaped with communal green spaces, providing a pleasant outlook and a sense of privacy. Additional visitor parking is available, and the area is quiet and well-maintained. Positioned on the ground floor, the property also offers easy access with no stairs to navigate-ideal for a wide range of buyers. The overall setting combines suburban calm with excellent transport links and proximity to local amenities, making this an appealing home or investment in a sought-after part of Horsham.



ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: A Term of Years Commencing on 23/09/2015 & Expiring on 31/05/2179  
Service Charge: £2,075.90 per annum  
Service Charge Review Period: tbc  
Ground Rent: £200 per annum  
Ground Rent Review Period: December 2025

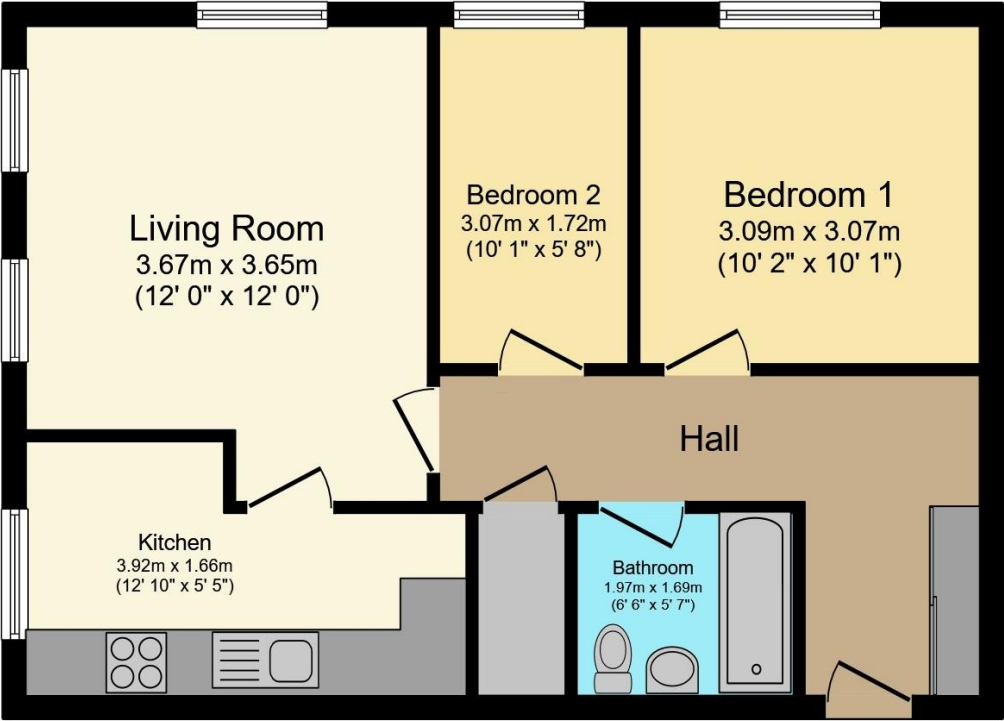
**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

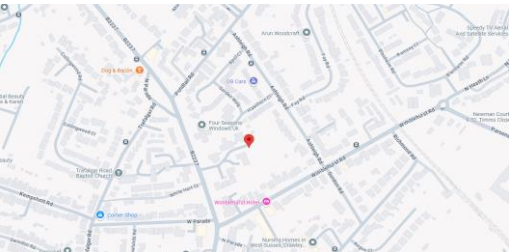
567 sq ft / 53 sq m

Viewing arrangements by appointment through :

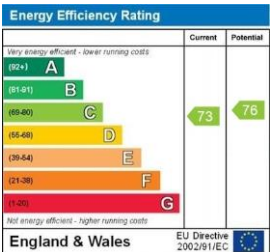
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



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.

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**Buses**  
5 minute walk

**Shops**  
Co-op Food  
5 minute walk

**Trains**  
Horsham  
0.8 miles

**Sport & Leisure**  
Pavilions in the Park  
0.7 miles

**Rental Income**  
£1,600 pcm  
Rental Yield – 8%

**Schools**  
Trafalgar Infant  
Tanbridge House

**Broadband**  
Up to 67 Mbps

**Roads**  
M23  
6.4 miles

**Council Tax**  
Band C