



**Bourns Court
Horsham, RH13 5RL**

£310,000

**01403 272022
brocktaylor.co.uk**

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

Bourns Court, Horsham, RH13 5RL



LOCATION

Situated in the highly desirable Bourns Court on Ayshe Court Drive, this property enjoys a prime location in Horsham. Just a short stroll from the vibrant town centre, residents can access an array of shops, cafés, restaurants, and leisure facilities. Excellent transport links include Horsham station nearby, providing direct services to London. Families benefit from proximity to outstanding local schools, including Heron Way and Millais. The area also boasts beautiful green spaces, such as Horsham Park and the scenic Riverside Walk. This location perfectly blends convenience, community, and lifestyle – ideal for both professionals and families alike.

PROPERTY

This spacious and immaculately presented two-bedroom first-floor flat in Bourns Court has been completely renovated within the last two years, offering a fresh and contemporary living space. Every element has been upgraded to a high standard, with brand-new flooring, fixtures, and fittings throughout. The modern kitchen features sleek cabinetry and integrated appliances, while the bright and airy living room offers ample space for both dining and relaxation. Two generously sized double bedrooms provide comfortable accommodation, and the stylish bathroom has been tastefully finished with quality tiling and modern fittings. Double glazing and efficient heating ensure comfort year-round. The property benefits from ample storage, residents' parking, and a secure entry system. Set in a well-maintained block with a peaceful ambiance and access to communal gardens, this flat is perfect for first-time buyers, downsizers, or investors looking for a turnkey property in a sought-after location close to Horsham's many amenities.

OUTSIDE

The property enjoys access to beautifully maintained communal gardens, offering a tranquil outdoor space perfect for relaxation or socialising. Landscaped with mature trees, lawned areas, and well-kept flower beds, the garden provides a peaceful retreat just moments from the town centre. Residents can enjoy reading in the sun, having a quiet morning coffee, or simply appreciating the greenery. With a sense of privacy and serenity, the gardens are ideal for those who value outdoor space without the upkeep. They also enhance the overall setting of Bourns Court, giving a warm and welcoming community feel to the development.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 years from 1 June 1970 (944 years)

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
0.7 miles



Rental Income

£1,600 pcm
Rental Yield – 6%



Schools

Kingslea Primary
The Forest School
Millais



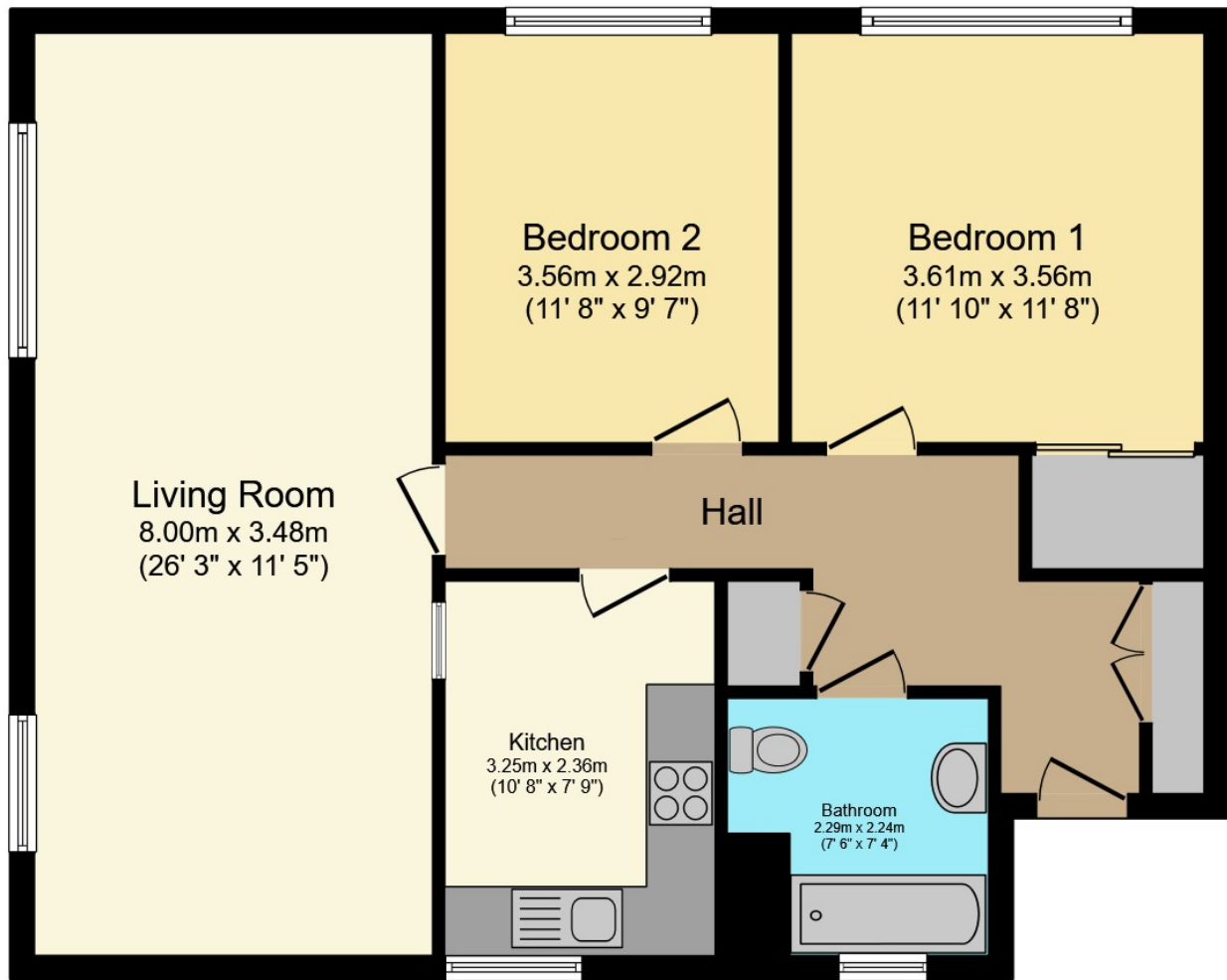
Broadband

Up to 1000 Mbps



Council Tax

Band C



Map Location



Total Approximate Floor Area

79 sq m / 851 sq ft

EPC Rating

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