



**Timber Court
Horsham, RH12 2BS**

**Offers In Excess Of
£250,000**

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is set in a convenient and sought-after location, within a small development, opposite the picturesque Horsham Park and only a few minutes walk from Horsham town centre. The town offers an extensive range of eating and shopping facilities, with a large John Lewis & Waitrose, twice weekly markets, numerous bars, restaurants and coffee shops, together with an Everyman Cinema & The Capitol Theatre, that hosts a wide range of artists and performers. There is also a Morrisons Daily only a few minutes walk from the property, for all your day-to-day needs, with Horsham Station just over 0.5 miles away, that offers a direct service to London Victoria (55 mins). The Pavillions In The Park Leisure Centre & Pool, is also within a short walk of the property.

ACCOMMODATION SUMMARY

This ground floor property is approached through its own front door, into a central hallway, that provides access to the majority of the rooms. The living room is set overlooking the communal gardens, with a door allowing direct access to them. The kitchen is set just off the living room and is equipped with a good range of floor and wall mounted units, with laminate work surfaces and an integrated hob and oven, with space for further appliances. There are also two double bedrooms, both with fitted wardrobes, and a shower room with a separate cloakroom. The property also benefits from central heating and double glazing.

PARKING & GARDENS

The property is on the ground floor and so benefits from pleasant views across the lawned communal gardens, set to the front of the property, with mature hedging offering screening. Timber Court offers good parking facilities for resident's, with numerous unreserved bays. In addition, the subject property also features a brick built garage, located in a convenient block, with an up & over door.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 Years from 1 January 1964

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £tbc 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

1 mins walk



Shops

Morrisons Daily
7 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.6 miles



Airport

Gatwick
14.6 miles



Roads

M23
6.8 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£1,100 pcm
Rental Yield – 5%



Schools

Trafalgar Infant
Greenway Junior
Tanbridge House



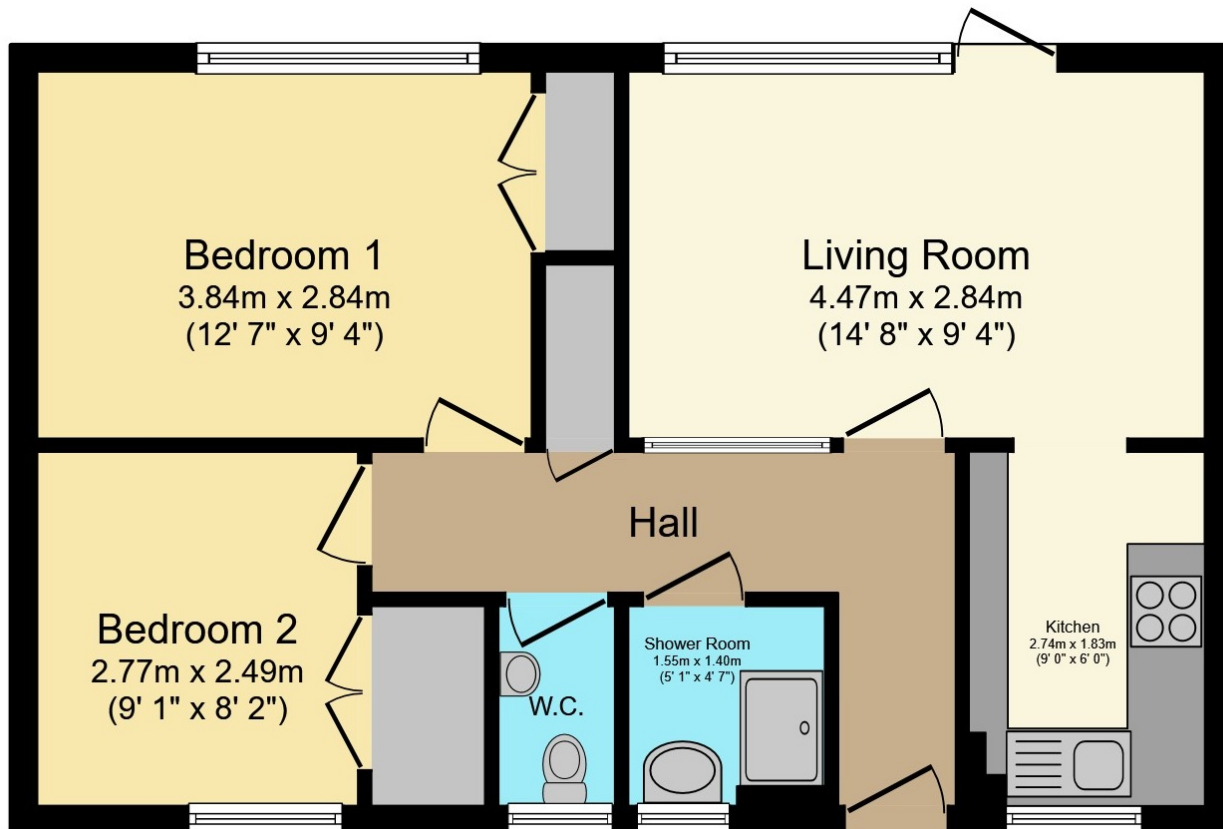
Broadband

Up to 2000 Mbps

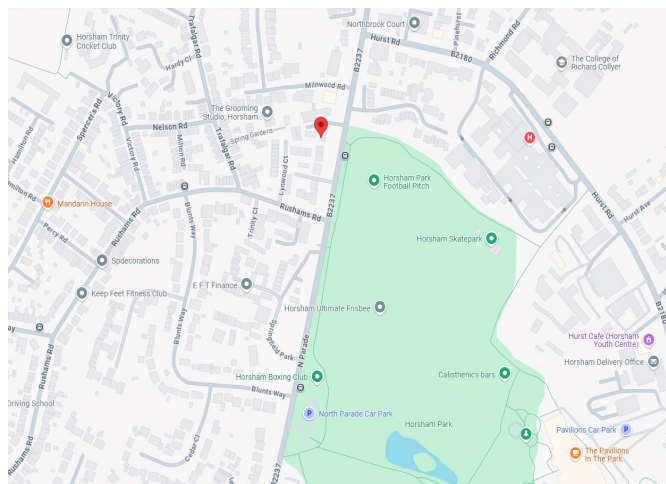


Council Tax

Band C



Map Location



Total Approximate Floor Area
554 sq.ft. / 51.5 sq.m.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(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



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

