



Horsham Gates One, North Street, Horsham, West Sussex, RH13 5TT
Guide Price £220,000 - £225,000 Leasehold


MARTIN&CO

- No Onward Chain
- Balcony
- Fitted Wardrobes
- Integrated Kitchen
- Contemporary Bathroom

BALCONY APARTMENT - This one double bedroom apartment is situated in the popular Horsham Gates development which is a short walk from Horsham Town Centre and railway station. Luxury integrated kitchen, utility cupboard, contemporary bathroom, fitted wardrobes and parking.



This modern second- floor apartment is offered with no onward chain and features a private balcony-perfect for enjoying some fresh air or extending your entertaining space.

Ideally positioned close to Horsham train station and the park, it offers superb convenience for commuters and anyone wanting easy access to local amenities.



Inside, the contemporary open- plan living area is bright and inviting, with direct access to the balcony. The stylish bathroom complements the well- proportioned bedroom, creating a comfortable and low- maintenance home.

Whether you're a first- time buyer or looking to downsize, this property presents an excellent opportunity in a highly sought- after location.

Outside

Parking via residents permit

Situation

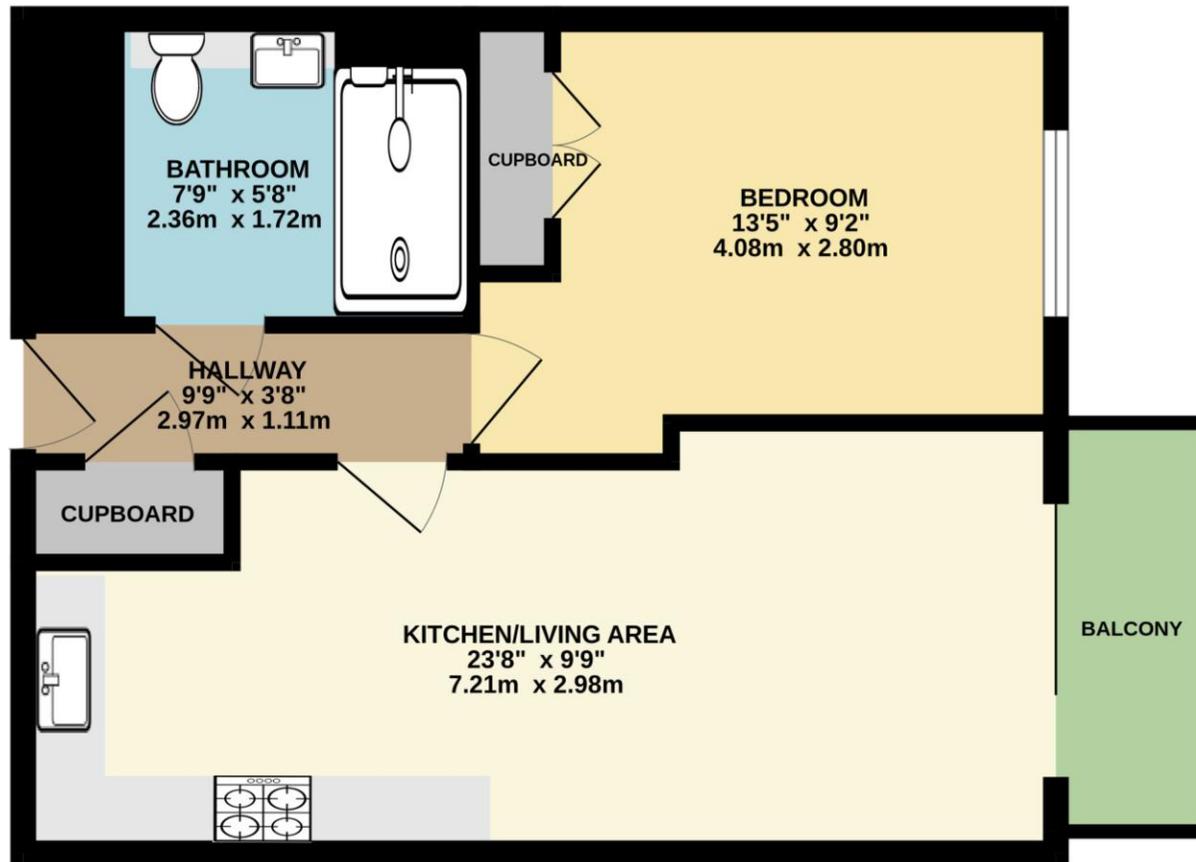
Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



TOTAL FLOOR AREA : 455 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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