



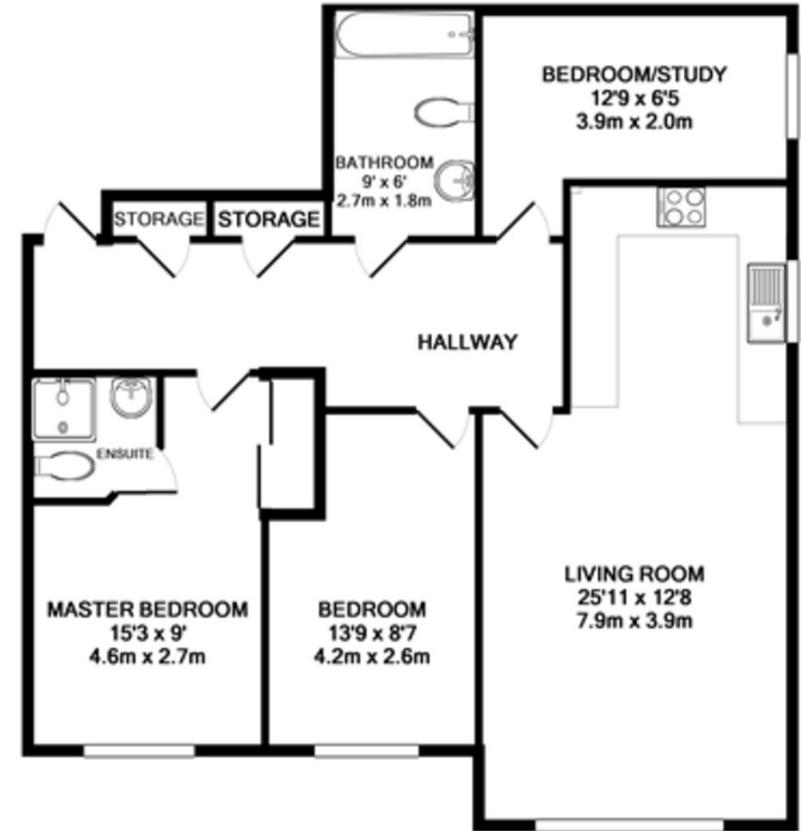
# Bridges Place, Horsham RH12 1PU



Situated within a short stroll of Horsham Town Centre, this three bedroom executive apartment is ideal for those who are looking for easy access to the town and station. Located just off of Denne Parade the property boasts an ultra convenient position.

A spacious modern ground floor apartment set in Horsham town center. The property comprises; entrance hall with secure phone entry system, master bedroom with en-suite shower room and double fitted sliding wardrobes. The second bedroom is a bright double bedroom. The third bedroom is a single room and would also make a good size study. There is a large modern family bathroom with a shower attachment over bath. The property also benefits a generous size lounge/diner with laminate flooring to the open plan kitchen. The kitchen includes an integrated dishwasher, fridge freezer, oven and hob and washing machine.

To the rear of the property block is one allocated parking space.



## Map Location



## EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
100-100 (A)			100-100 (A)
91-100 (B)			91-100 (B)
81-90 (C)			81-90 (C)
71-80 (D)			71-80 (D)
61-70 (E)			61-70 (E)
51-60 (F)			51-60 (F)
41-50 (G)			41-50 (G)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	79	82
		81	84

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



**Buses**  
1 mins walk



**Shops**  
Town Centre  
2 mins walk



**Trains**  
Horsham  
0.5 miles



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



**Airport**  
Gatwick  
15 miles



**Schools**  
St Marys Primary  
Forest & Millais



**Broadband**  
Up to 67 Mbps



**Roads**  
M23  
6.7 miles



**Council Tax**  
Band C

**Total Approximate Floor Area**

**857 sq ft / 79.7 sq m**

**Viewing arrangements by  
appointment through :**

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**UNITED KINGDOM  
PROPERTY AWARDS**

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