



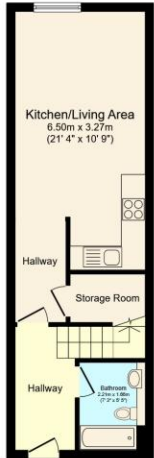
Harrington House,
Horsham RH13 5BA



LOCATION Harrington House offers beautifully finished apartments that are a stone's throw away from the many fashionable bars and restaurants as well as the wide range of shopping in the town. The Carfax retains much of the quirky charm often associated with market towns, yet is only a 5 minute walk away from Horsham mainline station which offers direct links to London and Brighton (via Three Bridges). Also within a short walk of this modern apartment is Horsham Park and Pavilions Leisure centre

THE PROPERTY This fantastic one bedroom apartment offers a fantastic finish and lots of natural light throughout. Entering the large Entrance Hall, there are doors leading to the Bathroom, which is finished to a beautiful standard boasting a rainfall shower over bath and the Kitchen/Living Room. The Kitchen/Living Room is a good size, providing ample room for both living and dining furniture. The Kitchen itself has modern white gloss finished units, with integrated washing machine and dishwasher. Going upstairs, the Bedroom standing at over 26ft in length occupies the entire floor, featuring vaulted ceilings and Velux windows.

OUTSIDE Despite the short walk to all amenities, all apartments at Harrington House come with allocated parking. Security entry systems also come as standard to each property.



Ground Floor

Floor area 36.1 sq.m. (388 sq.ft.) approx



First Floor

Floor area 28.3 sq.m. (305 sq.ft.) approx

Total floor area 64.4 sq.m. (693 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Buses
2 mins walk



Shops
7 mins walk



Trains
Horsham –
7 mins walk



Sport & Leisure
The Gym
10 mins walk



Airport
Gatwick
15 miles



Schools
N/A



Broadband
Up to ? Mbps



Roads
M23



Council Tax
Band B

Total Approximate Floor Area
64.4 sq.m / 693sq.ft

Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(69-100) A	
(85-91) B		(63-91) B	
(69-80) C		(50-80) C	
(55-68) D		(39-68) D	
(39-54) E		(29-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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