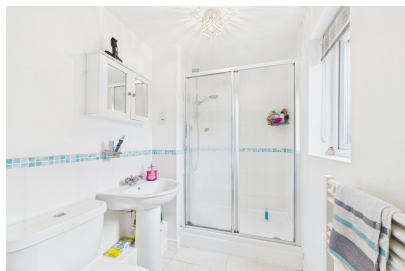




# Sales.

Crawley Road,  
Horsham, RH12 4EQ

Offers Over  
£250,000



# Crawley Road, Horsham, RH12 4EQ



Located on the ground floor, this smart and well-laid-out two-bedroom flat offers generous living space in a quiet and convenient location. The home features a bright, open-plan kitchen, dining, and living area, making it ideal for entertaining or relaxing in comfort.

The principal bedroom is a good-sized double with a modern en suite shower room, while the second bedroom is also generously sized and served by a separate family bathroom. Both bedrooms are light-filled and neutrally decorated, offering flexibility for use as guest space, office, or a second double.

The kitchen is fitted with integrated appliances and plenty of cupboard space, while the overall layout allows for easy day-to-day living and excellent natural light. Additional storage is available in the hallway, making the flat feel well-organised and functional.

Grace Court is surrounded by well-maintained communal gardens, offering open green space to relax, read, or socialise. As a ground floor flat, this property enjoys particularly easy access to these gardens, giving the property a light, open feel. Resident and visitor parking is available within the development, and the grounds are neatly landscaped to provide a welcoming first impression. With no outdoor maintenance required and generous shared spaces, the property combines the ease of apartment living with a more relaxed, leafy setting.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Term: 200 Years from 1 January 2007  
 Service Charge: £1,630.59 per annum  
 Service Charge Review Period: tbc  
 Ground Rent: £264.76 per annum  
 Ground Rent Review Period: tbc

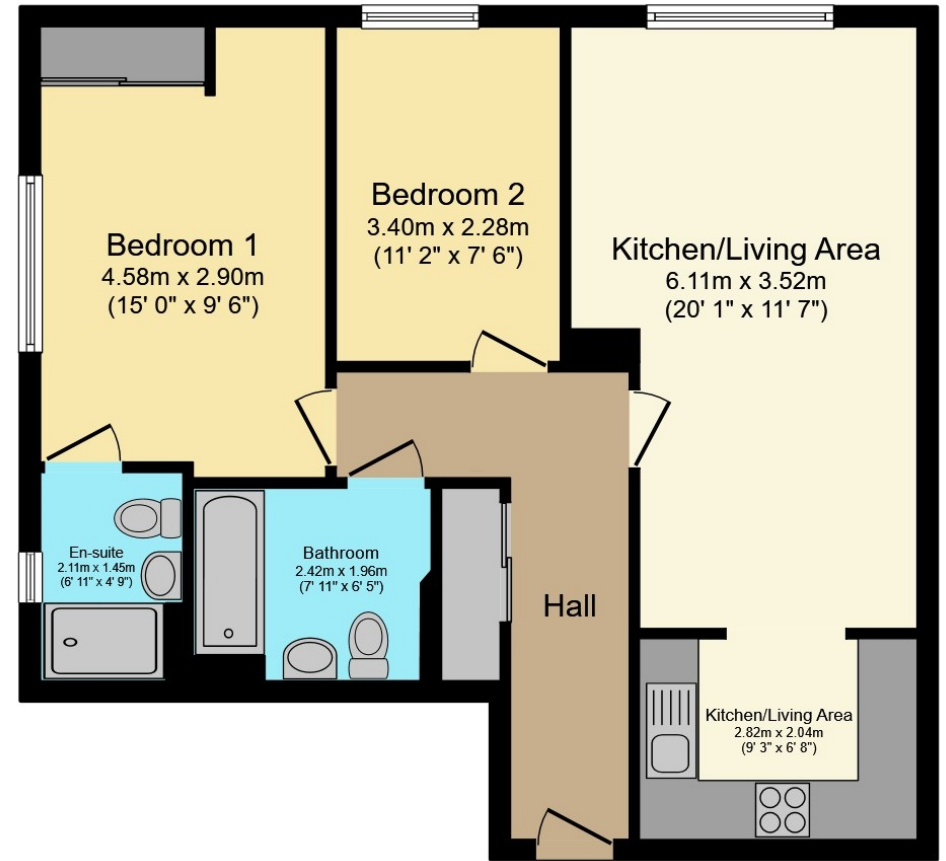
**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

### Total Approximate Floor Area

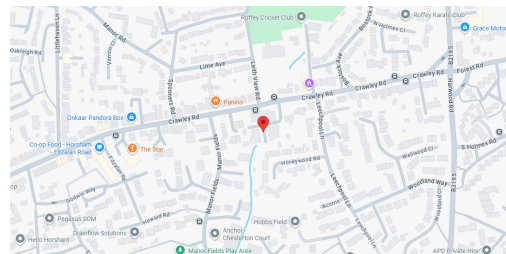
**708 sq ft / 66 sq m**

Viewing arrangements by appointment through:

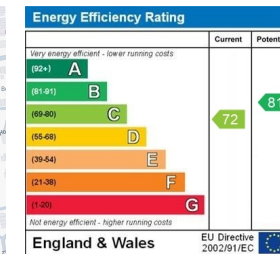
Brock Taylor  
 01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



### Map Location



### EPC Rating



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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 <b>Buses</b> 1 minute walk	 <b>Shops</b> Co-op Food 6 minute walk	 <b>Trains</b> Littlehaven – 0.8 miles Horsham – 1.2 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 1.4 miles	 <b>Rental Income</b> £1,450 pcm Rental Yield – 7%	 <b>Schools</b> Leechpool Primary The Forest School/Millais
 <b>Broadband</b> Up to 273 Mbps	 <b>Roads</b> M23 4.8 miles	 <b>Council Tax</b> Band C