



Greenacres, North Parade, Horsham, RH12 2TB



This well-presented top floor apartment offers bright, well-proportioned accommodation throughout. The property is accessed via a well-maintained communal entrance hall, leading into a private entrance hall with a security entry phone system and two useful storage cupboards. The spacious living/dining room is a standout feature of the home, benefiting from a south-facing aspect which allows natural light to flood the space throughout the day, creating a warm and inviting environment. A doorway leads through to the kitchen, which is fitted with a range of units and includes appliances, offering a practical and functional layout. The double bedroom is a good size and benefits from fitted wardrobes, providing ample storage. The bathroom includes a modern suite with a shower attachment over the bath. The property further benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout. Being positioned on the top floor, the apartment enjoys a greater degree of privacy and also benefits from access to loft storage, providing valuable additional space. Overall, this is an ideal home for a single occupant or couple seeking a well-located apartment within easy reach of the town centre and local amenities.

The property is set within the attractive Greenacres development, surrounded by well-maintained communal grounds with mature trees and established planting, creating a pleasant and peaceful environment. The development is set back from the road, offering a sense of privacy while still being conveniently located. The property benefits from an allocated parking space, ensuring ease of parking for residents. In addition, there is ample visitor parking available throughout the development, making it ideal for guests. Overall, the setting provides a well-balanced combination of greenery, practicality and convenience for everyday living.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: From 12 November 2015 until 31 August 2180
 Service Charge: £125 per month
 Service Charge Review Period: Annually
 Ground Rent: peppercorn (£0)

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

4 minute walk



Shops

Co-op Food
4 minute walk



Trains

Horsham - 0.7 miles
 Littlehaven - 1.3 miles



Sport & Leisures

Pavilions in the Park
0.7 miles



Rental Income

£1,100 pcm



Schools

Trafalgar Infant
 Tanbridge House



Fibre Broadband

Up to 1600 Mbps



Roads

M23
6.3 miles

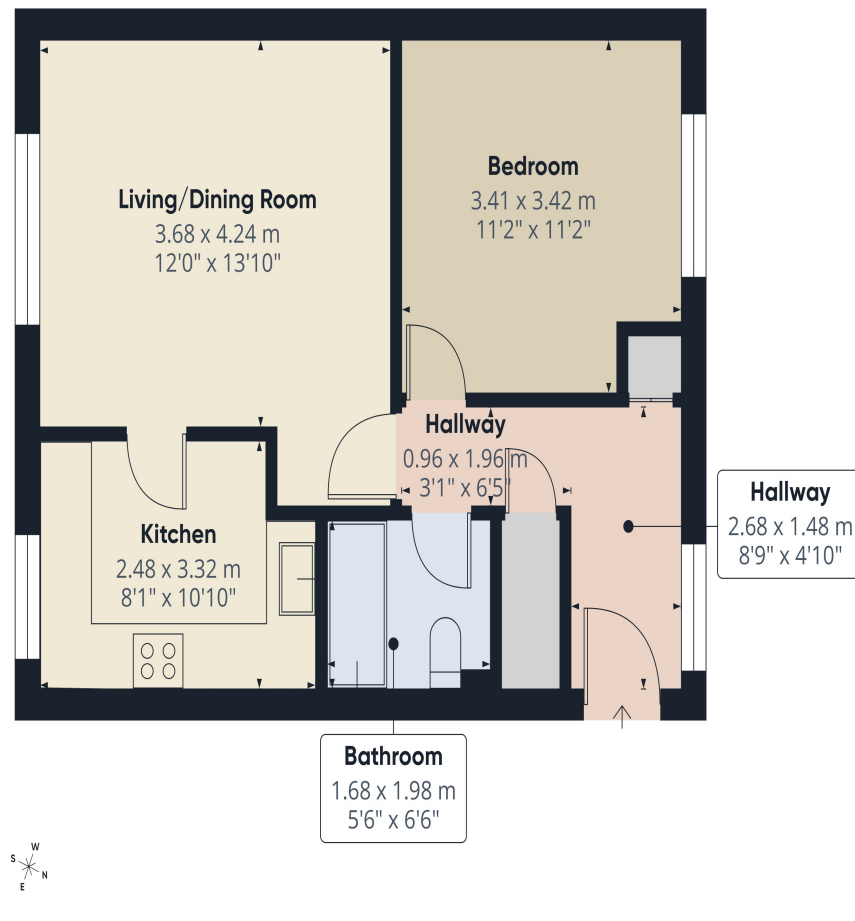


Council Tax

Band C

Viewing arrangements by appointment through:

Brock Taylor
 01403 272022
horshamsales@broctaylor.co.uk



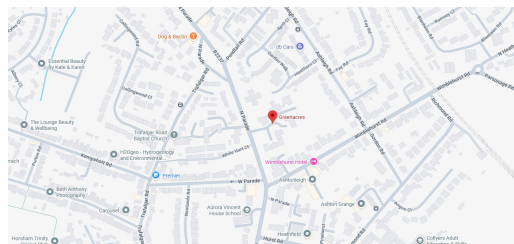
Approximate total area^m
 46.9 m²
 506 ft²

(1) Excluding balconies and terraces

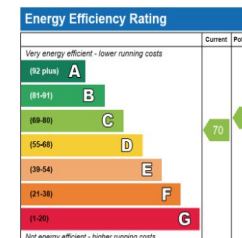
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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