



North Ash,
Horsham, RH12 2BW

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Offered with no onward chain, this well-presented ground-floor apartment provides practical living in a convenient Horsham setting. High ceilings create an impressive sense of space throughout, particularly in the generous lounge, which opens directly onto the terrace and gardens. This connection extends the living area and creates a place to relax or entertain during warmer weather. The modern kitchen has room for appliances, preparation space and a pleasant outlook. Both bedrooms are doubles, giving buyers excellent flexibility for guests, children, hobbies or working from home. The principal bedroom also benefits from built-in wardrobes, helping to maximise storage while keeping the room uncluttered. A stylish modern bathroom serves the accommodation and features attractive floor-to-ceiling tiling. The apartment's ground-floor position makes access straightforward and may appeal especially to first-time buyers, downsizers or anyone seeking manageable, single-level living. Neutral presentation provides an excellent base for a new owner to personalise, while the practical layout makes excellent use of the available space. Please note that pets are not permitted within the development, and buyers should confirm all lease conditions through their solicitor before exchange.

The lounge opens directly onto a terrace, giving the apartment a connection to the development's outside space. The adjoining communal gardens provide an attractive area to sit, socialise and enjoy warmer days without the responsibility of maintaining a private garden. Secure underground parking is included, offering sheltered off-road parking within the development, with lift access from the car park to the ground-floor lobby and the apartment's front door for added convenience. There is also plenty of visitor parking, making it easier for friends and family to call. The combination of ground-floor access, outdoor space and secure parking is a real advantage for a centrally located apartment, particularly for buyers who value convenience, accessibility and space beyond the accommodation.

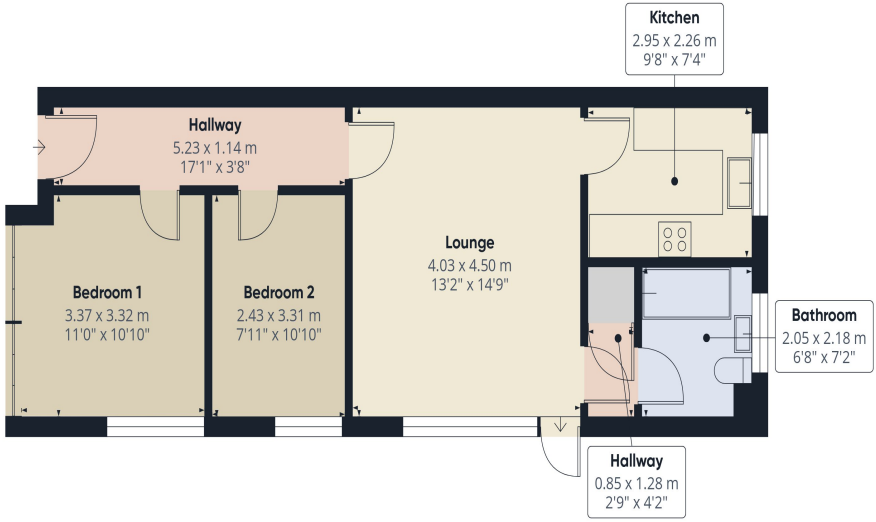


ADDITIONAL INFORMATION
Tenure: Leasehold
Lease Term: From 29 October 2014 to and including 24 December 2172
Service Charge: £1,765 per annum
Service Charge Review Period: Annually
Ground Rent: N/A
Ground Rent Review Period: N/A

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.

Viewing arrangements by appointment through:

Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



Approximate total area⁽¹⁾
55.6 m²
598 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


Buses
3 minute walk


Shops
Co-op
7 minute walk


Trains
Horsham
1 mile


Sport & Leisures
Pavilions in the Park
0.8 miles


Rental Income
£tbc pcm

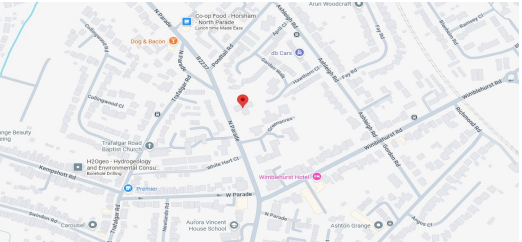

Schools
Trafalgar Infant
Tanbridge House


Fibre Broadband
Up to 900 Mbps

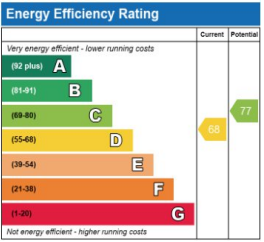

Roads
M23
6.2 miles


Council Tax
Band C

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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