



# Sales.

Cotswold Court,  
Horsham, RH13 5ST

Offers Over  
**£270,000**



# Cotswold Court, Horsham, RH13 5ST



This spacious and well-presented home is arranged over two floors and benefits from its own private ground floor entrance, creating a sense of independence rarely found in similar properties. The entrance hall provides access to the main living accommodation on the first floor.

The generous living/dining room is filled with natural light from large windows that enjoy a more private and attractive outlook compared to neighbouring properties. The position of this property offers a quieter setting, enhancing the overall feel of the home. The dining area sits conveniently adjacent to the kitchen, which is well laid out with a range of fitted units, offering ample storage and workspace.

The property features two well-proportioned double bedrooms, both offering comfortable accommodation, along with a spacious family bathroom. In addition, there is access to useful loft storage, providing valuable extra space. The property further benefits from double glazing and gas central heating, ensuring warmth and efficiency throughout. Overall, this is a superb opportunity to acquire a well-located home with added privacy and a superior outlook.

To the front of the property are well-maintained communal gardens, laid to lawn and complemented by mature trees, creating a pleasant and green outlook. The position of this property enjoys a slightly more secluded aspect, offering additional privacy compared to others in the development. There are numerous parking bays available for both residents and visitors, ensuring parking is rarely an issue, along with additional on-street parking in nearby roads. The property also benefits from a garage en-bloc, providing secure parking or additional storage.



## ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Start Date: 21 December 2014  
 Service Charge: £550 every six months  
 Service Charge Review Period: tbc  
 Ground Rent: £350 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.

Viewing arrangements by appointment through:

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



Approximate total area<sup>1)</sup>  
 62.9 m<sup>2</sup>  
 679 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



**Hallway**  
 0.89 x 1.49 m  
 2'11" x 4'10"

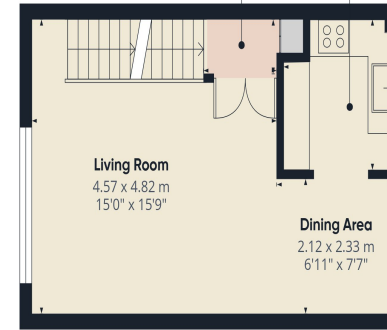
Ground Floor

**Landing**  
 0.89 x 1.35 m  
 2'10" x 4'5"

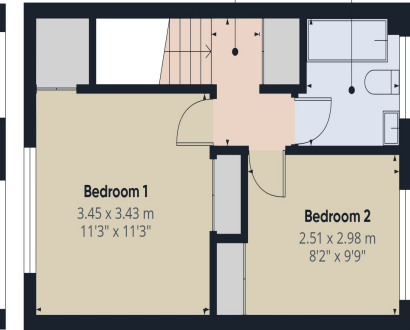
**Kitchen**  
 2.39 x 2.23 m  
 7'10" x 7'3"

**Landing**  
 1.98 x 0.99 m  
 6'5" x 3'3"

**Bathroom**  
 1.98 x 1.87 m  
 6'5" x 6'1"



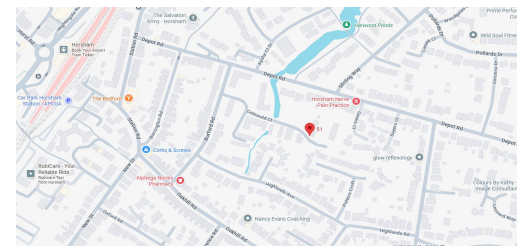
Floor 1



Floor 2



## Map Location



## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		62	74

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.

**Residential sales, lettings,  
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**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)  
 2-6 East Street, Horsham West Sussex, RH12 1HL

 <b>Buses</b> 1 minute walk	 <b>Shops</b> One Stop 4 minute walk	 <b>Trains</b> Horsham 0.3 miles
 <b>Sport &amp; Leisures</b> Pavilions in the Park 0.5 miles	 <b>Rental Income</b> £1,600 pcm	 <b>Schools</b> Kingslea Primary The Forest School
 <b>Fibre Broadband</b> Up to 5000 Mbps	 <b>Roads</b> M23 5.7 miles	 <b>Council Tax</b> Band C