



Gorrings Brook, Horsham, RH12 5HH



From the communal hall, a door opens into your entrance hall, which provides access to all rooms. The 13'7 x 9'10 living room is a lovely size, overlooking the communal grounds and offering plenty of space to relax at the end of a long day. Opposite is the bathroom, which features a white suite with a shower over the bath. The modern kitchen offers space for a selection of appliances and benefits from a large window, allowing plenty of natural light to flood the room. The bedroom is a well-proportioned double with ample space for wardrobes. In addition, the loft is fully boarded and benefits from fitted loft ladder access, providing an excellent opportunity for storage.

The property is surrounded by well-presented communal gardens and has the added bonus of a residents' car park offering plenty of spaces.



ADDITIONAL INFORMATION

Tenure: Leasehold/Share of Freehold
Lease Term: 999 Years from 1985

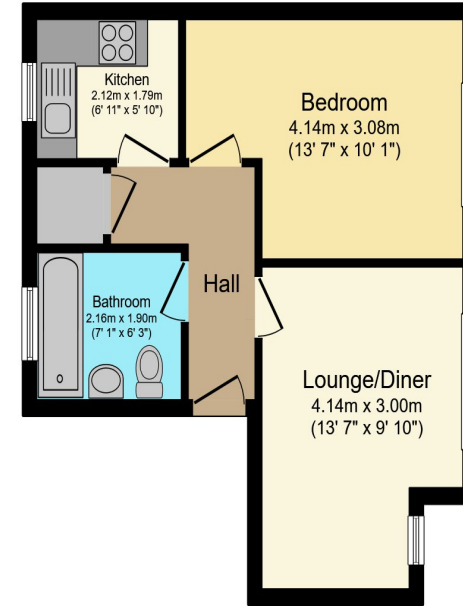
Management Contribution: £110 per month payable to Gorrings Brook Management Company towards communal upkeep & maintenance

Review Period: Reviewed annually at the AGM, with any changes taking effect from 1 January the following year

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
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horshamsales@brocktaylor.co.uk



Ground Floor

Total floor area: 36.2 sq.m. (390 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Buses
2 minute walk



Shops
Coltsfoot Drive
0.7 miles



Trains
Littlehaven – 0.9 miles
Horsham – 1.5 miles



Sport & Leisures
The Holbrook Club
11 minute walk



Rental Income
£1,050 pcm



Schools
Holbrook Primary
The Forest School



**Fibre
Broadband**
Up to 1130 Mbps

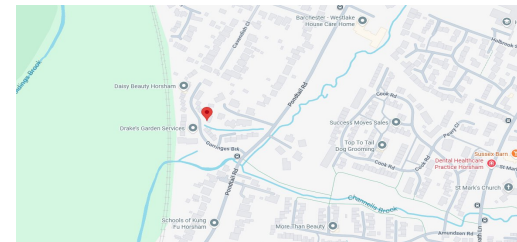


Roads
M23
6.2 miles

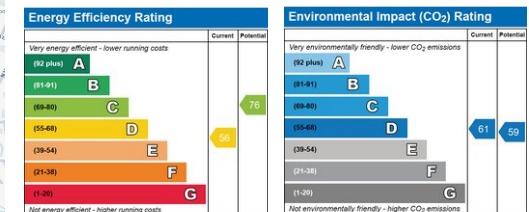


Council Tax
Band B

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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