



Sales.

Arrancourt, Gilligan Close,  
Horsham, RH12 1UA

Asking Price  
£190,000



# Arrancourt, Gilligan Close, Horsham, RH12 1UA



The front door of this spacious apartment opens into a generous hallway which boasts large built in storage cupboards and allows access to all rooms. The sizeable lounge/diner can be found at the end of the hallway and benefits from a large window flooding it with natural light and making the most of the views from this top floor apartment. Measuring at 14'9" x 13'1" you have plenty of flexibility for furniture placement with the space allowing for large sofas and a dining table to fit comfortably. The kitchen is accessed via the lounge/diner through a door, which can create an open feel or can be shut off. The kitchen itself is fitted with a range of floor and wall mounted units providing ample worksurface space and storage. Some built in appliances can be found within the kitchen but also room for free standing appliances is available if needed. A window provides plenty of natural light to the space. The bedroom measures at 10'9" x 11'4" offering a flexible space to enjoy. With space for a large bed and additional free standing furnishings to fit comfortably within the room. Finally completing the living accommodation is the family bathroom fitted with a 3 piece white suite.

The apartment block is surrounded by well maintained communal greenery and to the rear is a large car park where you can find the allocated parking space. In addition to this plenty of visitors parking can also be found along the road.



## ADDITIONAL INFORMATION

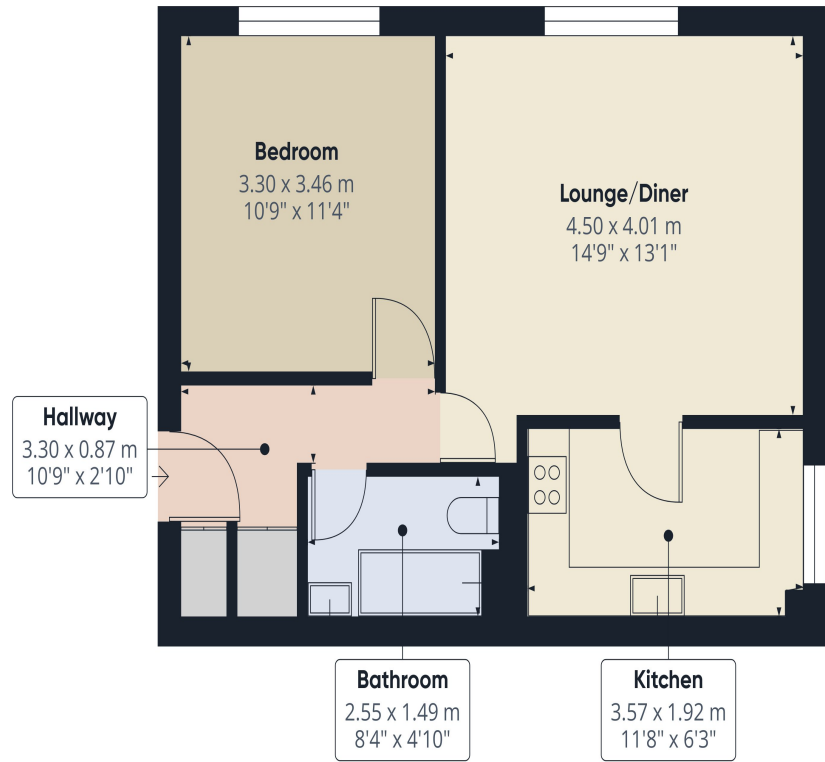
Tenure: Leasehold  
 Lease Term: tbc  
 Service Charge: £tbc per annum  
 Service Charge Review Period: tbc  
 Ground Rent: £tbc per annum  
 Ground Rent Review Period: tbc

## 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>  
 45.6 m<sup>2</sup>  
 492 ft<sup>2</sup>

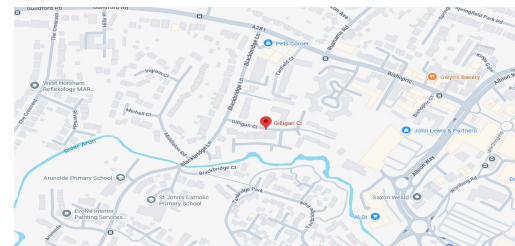
(1) Excluding balconies and terraces

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

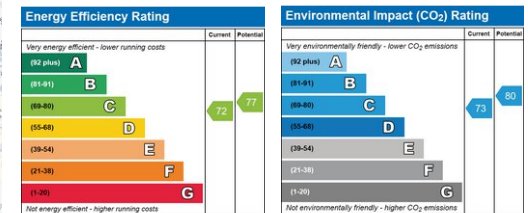
GIRAFFE360



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

 <b>Buses</b> 5 minute walk	 <b>Shops</b> Co-op 4 minute walk	 <b>Trains</b> Horsham 1.1 miles
 <b>Sport &amp; Leisures</b> Pavilions in the Park 1.1 miles	 <b>Rental Income</b> £tbc pcm	 <b>Schools</b> Arunside Primary Tanbridge House
 <b>Fibre Broadband</b> Up to 150 Mbps	 <b>Roads</b> M23 5.5 miles	 <b>Council Tax</b> Band B