

Brookfield Close
Horsham
West Sussex.
RH12

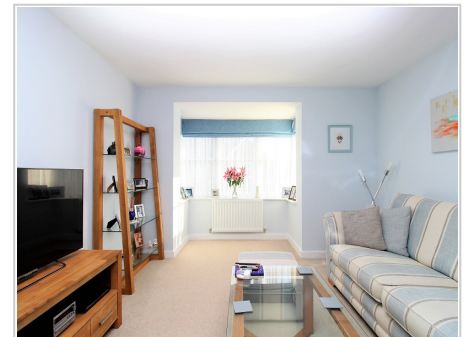
£290,000



- Two Double Bedrooms
- First Floor Apartment
- Allocated Parking
- Sought After Residential Location
- En Suite To Master Bedroom
- Beautiful Lounge With Bay Window
- Modern Kitchen
- Share Of Freehold

Ref: PRA12369

Viewing Instructions: Strictly By Appointment Only



General Description

A greatly improved two double bedroom, first floor apartment, situated in a tucked away position, within walking distance of major transport links, shops and Horsham town centre. The property was built in 2013 by Croudace Homes with share of freehold. Presented in superb order throughout, the property is an ideal first time purchase. The accommodation comprises of a spacious entrance hallway with fitted storage cupboards, leading to all rooms within the property. To the front of the property is a beautiful lounge with a large bay window, flooding the room with light. There is also a modern kitchen fitted with an attractive range of units with integrated appliances and Granite work surfaces. There is also a spacious master bedroom with a range of built in wardrobes with sliding mirrored doors, there is also a modern en suite shower room. In addition to this, there is a further second double bedroom with fitted wardrobe and a modern family bathroom, with both bath and shower facilities. Externally, the property benefits from secure telephone entry system, one allocated parking space, ample visitor spaces and well maintained communal gardens. Located within easy reach of Horsham Town Centre, there is a range of local shops, and Horsham train station close by.

Accommodation

Front

Stairs to all floors, and secure telephone entry system.

Front Door

Entrance Hall

Door to all rooms. Storage cupboard, laminate flooring, power points and radiator.

Lounge (19' 09" x 11' 07") or (6.02m x 3.53m)

Bay window to front. TV point, fitted carpet, power points and radiator.

Kitchen (8' 02" x 9' 06") or (2.49m x 2.90m)

Window to front. A range of base and wall mounted units. Stainless steel sink top and drainer. Electric oven, gas hob and extractor fan overhead. Built in washing machine and built in dish washer. Space for fridge freezer and wall mounted boiler. Tiled flooring, power power points and radiator.

Master Bedroom (14' 07" Max x 11' 08") or (4.45m Max x 3.56m)

Window to rear. Built in wardrobes with sliding mirrored doors. Telephone point, fitted carpet, power points and radiator.

En Suite

Low level WC, wash hand basin and vanity unit. Walk in shower unit with shower overhead. Heated towel rail, part tiled walls and tiled flooring.

Bedroom 2 (10' 07" x 9' 05") or (3.23m x 2.87m)

Window to front, fitted wardrobes, fitted carpet, power points and radiator.

Family Bathroom

Low level WC, wash hand basin and vanity unit. Panelled bath with mixer taps and shower attachment. Heated towel rail. Part tiled walls and tiled flooring.

Parking

One allocated parking space, and further visitor bays.

Services

Mains electricity, mains water, mains gas, mains drainage

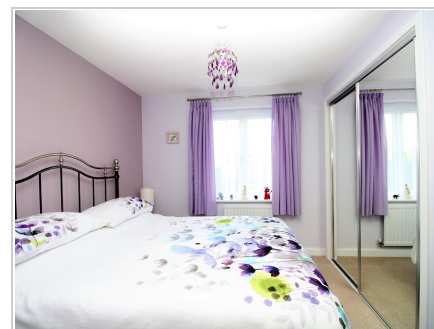
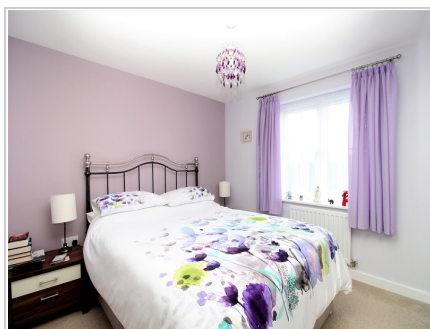
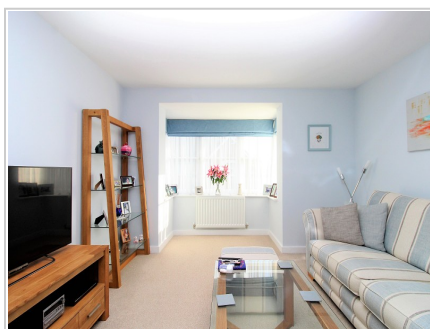
EPC Rating:85

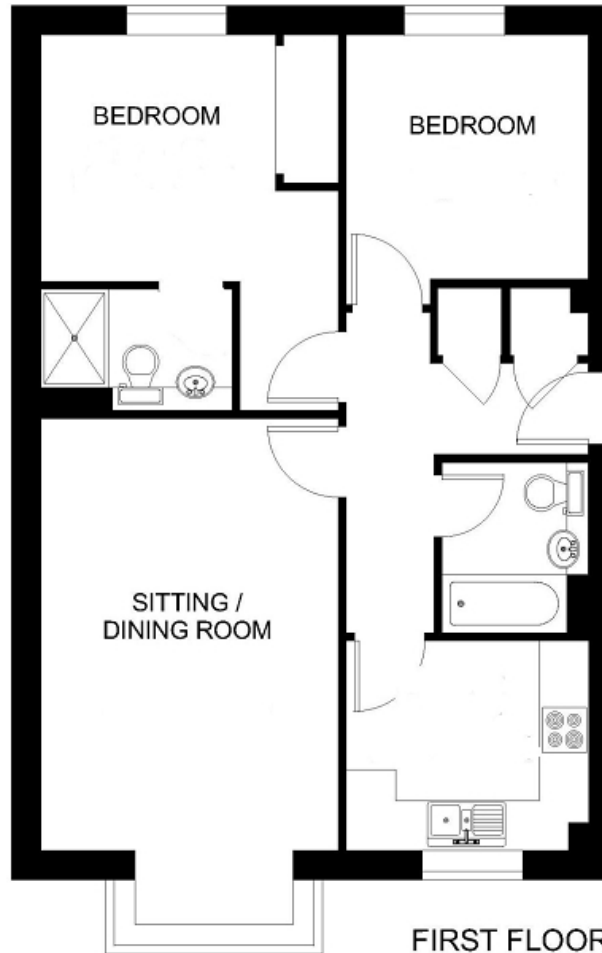
Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band Not Specified





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.