



Flat 4, 60 Parsonage Road, Horsham

Guide Price £160,000 -£175,000

# Flat 4

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This superb open plan, one bedroom apartment is situated on the first floor of a former house conversion and ideally located for access to Horsham town centre, the mainline train station, nearby countryside and commuter routes to the capital. The main living space provides open plan accommodation with ample space for a sitting and dining room set up, the kitchen has a range of wall and base cabinets with contrasting work surfaces running through, there is an integrated oven with an electric hob and extractor hood as well as an integrated fridge and space for a washing machine. The bedroom is of decent proportions and has fitted cupboard space, there is an en-suite bathroom which has been finished to a modern and contemporary style and has a shower mounted over the bath, there is a wash hand basin and a low level WC along with a heated towel rail. There is also a separate cloakroom.

There is a lawned communal garden with access to the outside storage and allocated parking.

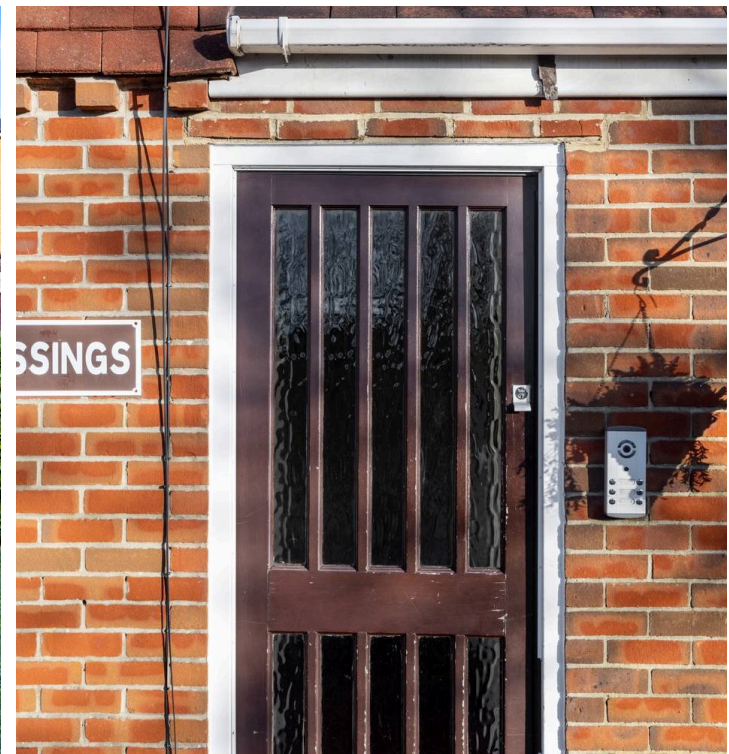
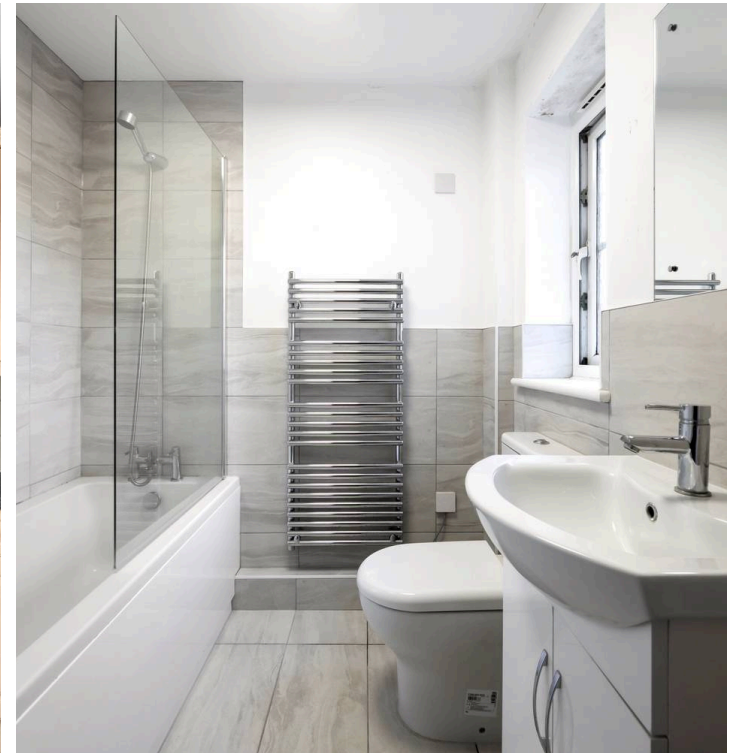
Agents Note: Annual service charge £1600 annual ground rent £125, 102 years remaining on lease, managing agent Crickmay Deacon Asset Management.

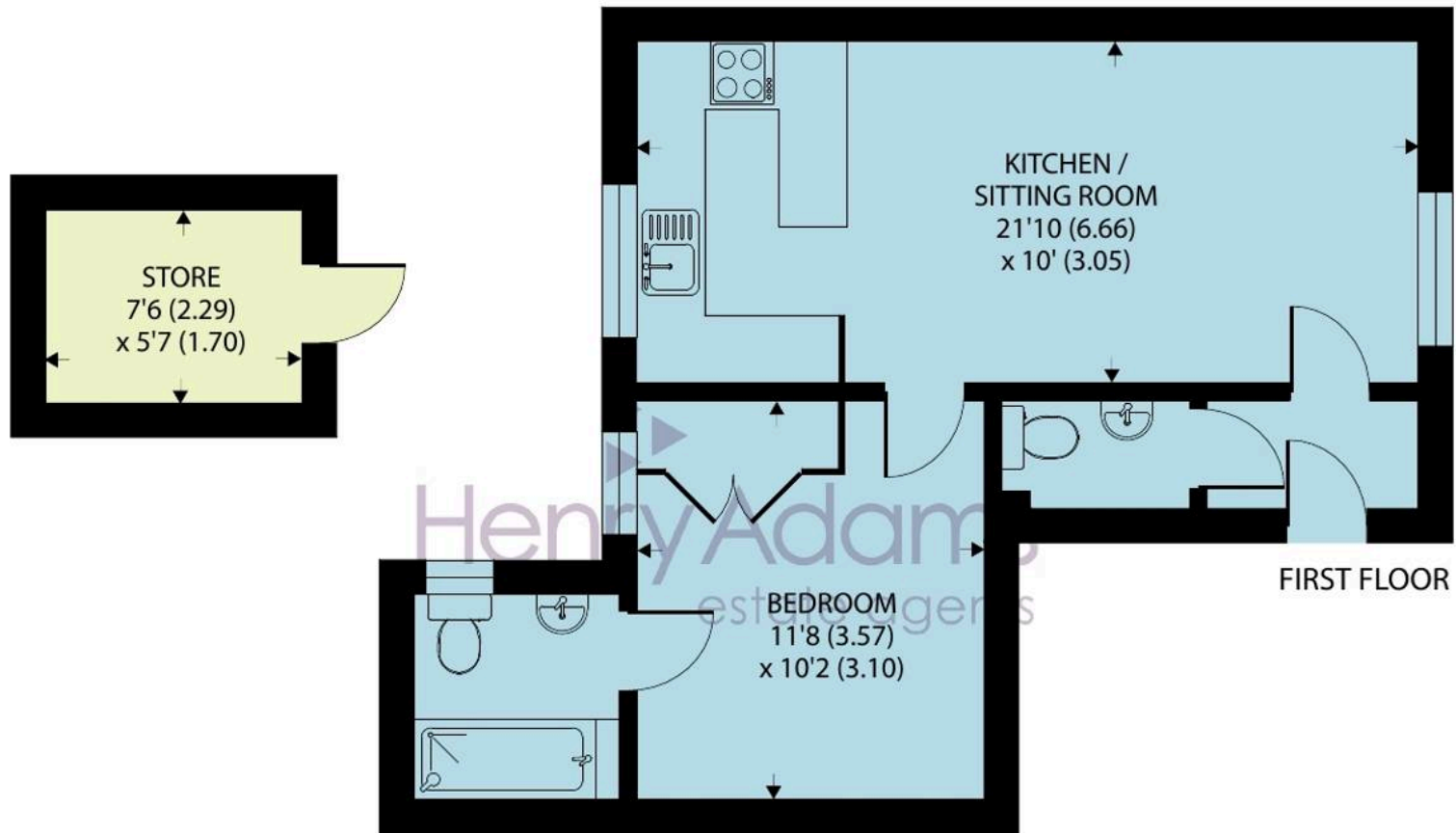
Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Flat 4, 60 Parsonage Road, Horsham, RH12 4AN

Approximate Area = 436 sq ft / 40.5 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 478 sq ft / 44.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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## Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.