



344 Horsham Gates Three, North Street, Horsham, RH13 5TZ

Guide Price £240,000 – £250,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 1 double sized bedroom
- Superbly located apartment with vaulted ceiling
- 2 private balconies
- Built in 2016 by Titan Properties
- Immaculately presented throughout
- Resident parking
- Ideal first time or investment purchase
- Close to transport links, town centre, shops and walks

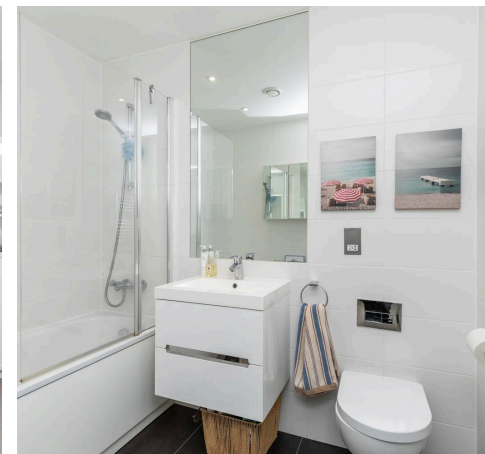
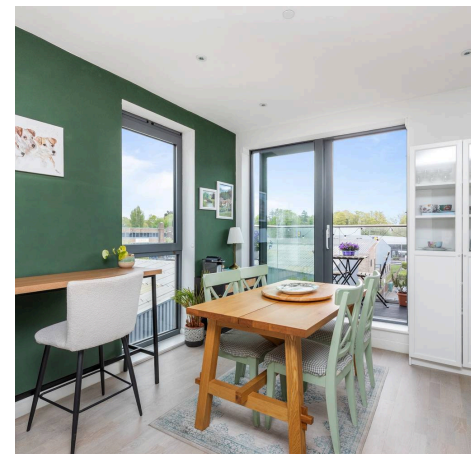
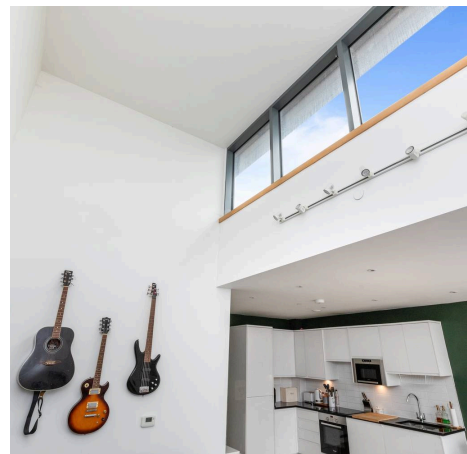
A fantastic 1 bedroom apartment built in 2016 by Titan Properties with lift access, superb vaulted reception room, 2 sizeable balconies and resident parking

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





A fantastic 1 bedroom apartment built in 2016 by Titan Properties with lift access, superb vaulted reception room, 2 sizeable balconies and resident parking. The property is situated on a popular development, within striking distance of the railway station, town centre, shops and country walks. The accommodation comprises: entrance hallway with storage/utility cupboard and superb vaulted kitchen/sitting/dining room with panelled feature wall which enjoys access to a private balcony with far reaching views. The kitchen is fitted with an attractive range of units, integrated appliances and Silestone work surfaces. From the hallway there is access into the modern bathroom and well proportioned double sized bedroom with further exclusive balcony. Benefits include lift service, security entry system, double glazed windows, electric heating, fibre-optic broadband and ample resident parking.

Tenure: Leasehold

Lease: 125 years from 2016

Maintenance charge: £2,295.48 per annum

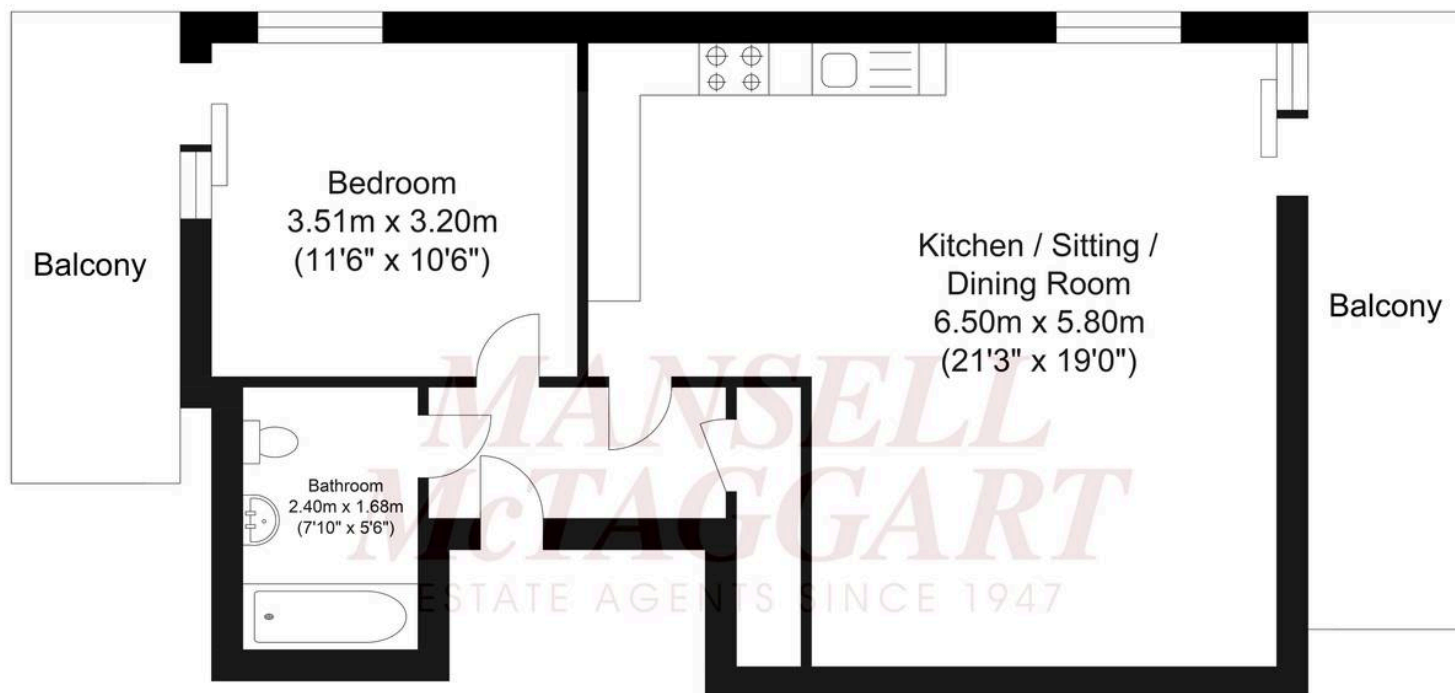
Maintenance review period: Annually

Ground rent: £250 per annum

Ground rent review period: Every 20 years

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Approximate Floor Area
 571.56 sq ft
 (53.10 sq m)



Approximate Gross Internal Area = 53.10 sq m / 571.56 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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