



Brookfield Close, Horsham

Guide Price £285,000

 **Henry Adams**
estate agents

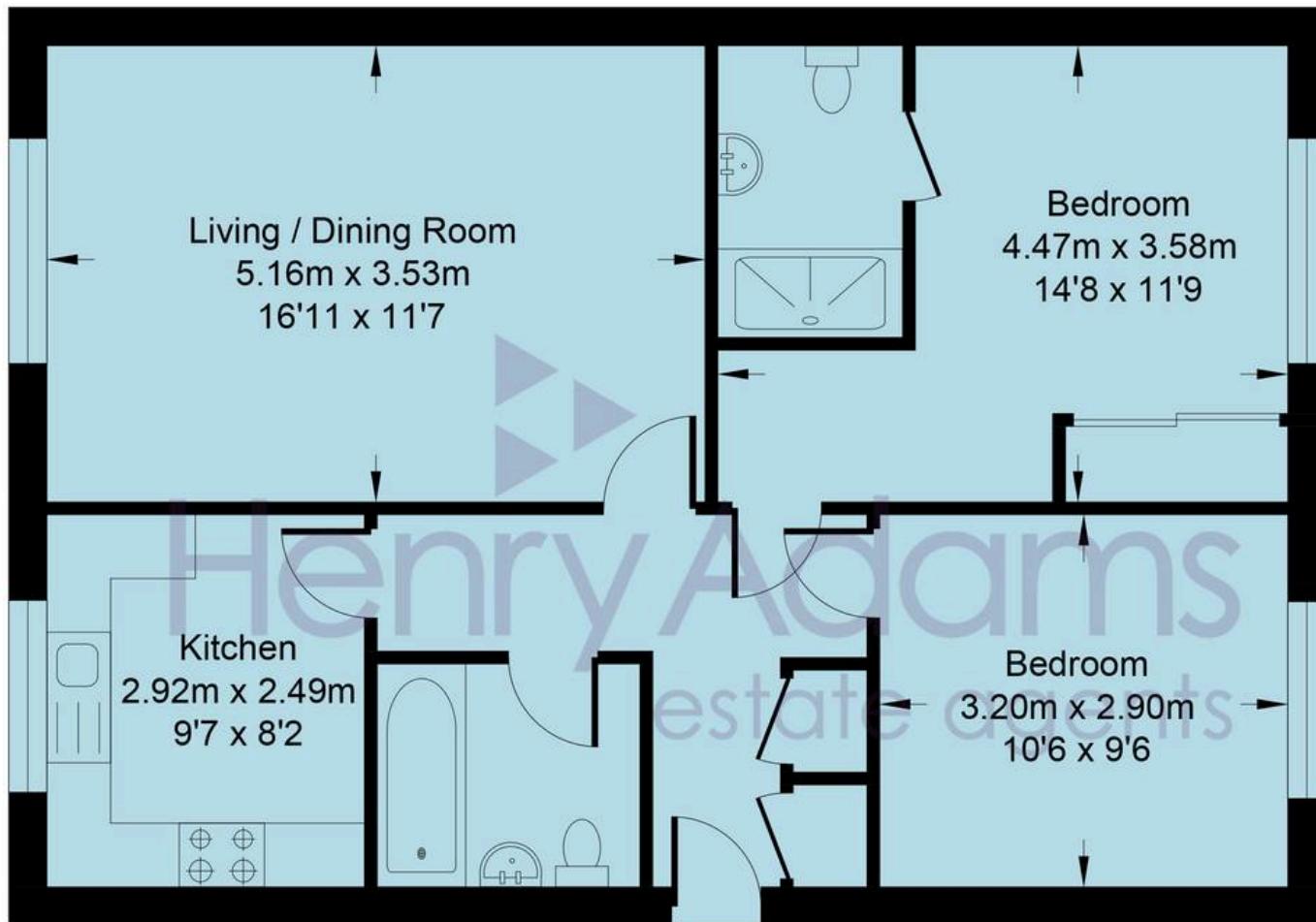
Brookfield Close

Horsham

This well presented two bedroom, two bathroom flat offers comfortable and contemporary living within easy reach of local schools and the town centre. Situated on the first floor of a modern development, the property features a spacious open plan living and dining area, ideal for relaxing or entertaining guests. The kitchen is fitted with a range of appliances and ample storage, ensuring both style and practicality. Both bedrooms are generously sized, with the main bedroom benefitting from an en-suite shower room for added privacy and convenience. The second bedroom is equally well proportioned and served by a separate family bathroom. Residents benefit from an allocated parking space, providing secure and convenient off street parking. The development is set back from the main road, offering a sense of peace while remaining close to all essential amenities. Local parks and green spaces are within walking distance, creating further opportunities to enjoy the outdoors. With excellent transport links nearby, this property presents an ideal opportunity for first time buyers, professionals, or investors seeking a well located and low maintenance home. Early viewing is highly recommended to appreciate all that this attractive flat has to offer.







SECOND FLOOR

BrookField Close

Approximate Area = 692 sq ft / 64.3 sq m

Total = 692 sq ft / 64.3 sq m

For identification only - not to scale



Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25

Agent Note - Service Charge £1948.12 per annum/
Ground rent £100 per annum

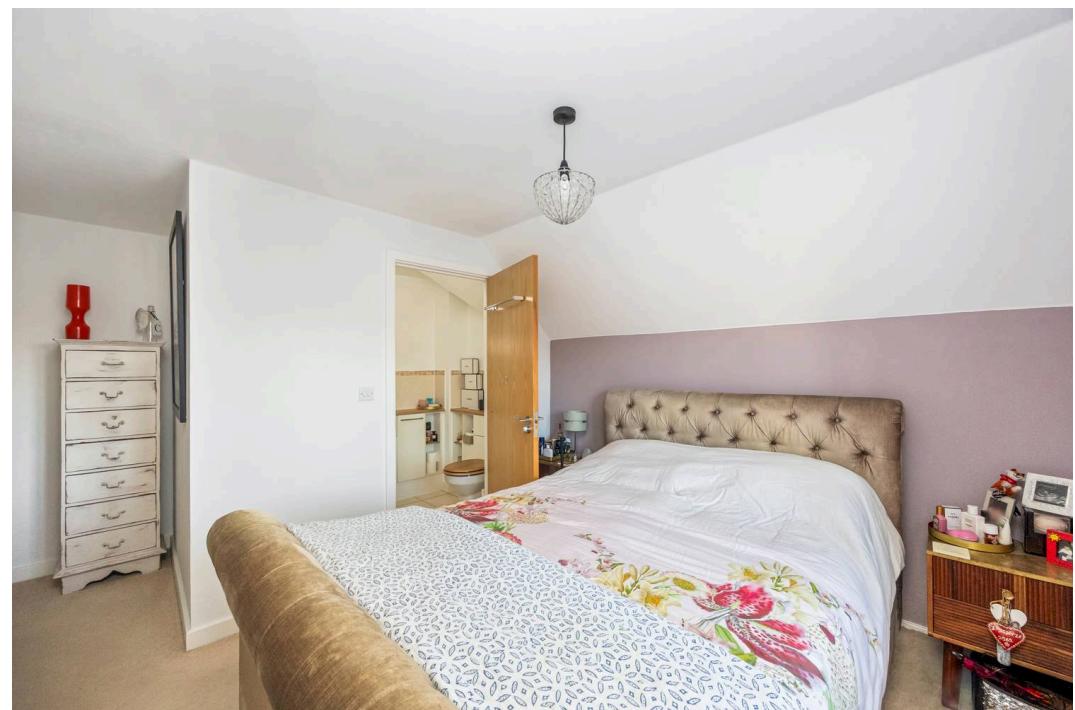
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







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.