



## The Comptons, Comptons Lane

Guide Price £275,000

# The Comptons

Comptons Lane, Horsham

This stunning two bedroom, two bathroom ground floor apartment is situated in a quiet yet central location to Horsham town and the mainline train station whilst offering 715 Sq.Ft.(approx..) of well thought out living and bedroom space. Located within a gated development with allocated parking. A secure shared entrance door opens into a well presented communal hallway, this apartment is conveniently located on the ground floor. The front door welcomes you into a reception hallway with convenient storage space. The main social hub of this apartment is the open plan kitchen/sitting/dining room which enjoys views to the front aspect with double doors opening onto the patio area. The kitchen has a range of wall and base cabinets with contrasting work surfaces running through, there is a selection of quality integrated appliances, including an oven, gas hob, and an extractor hood as well as a washer/dryer and a fridge/freezer.

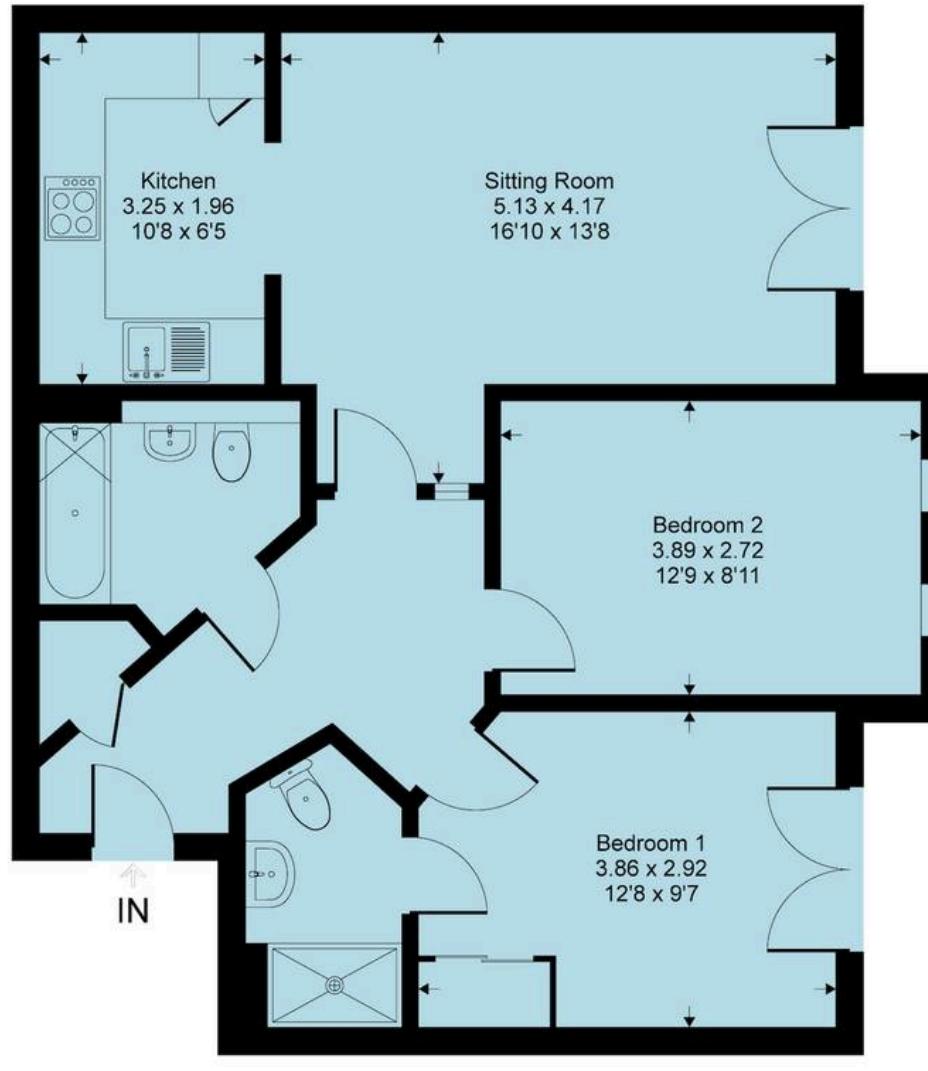
The sitting area provides ample space for a sitting/dining room set up with a bright and airy feel. The main bedroom has the benefit of fitted wardrobes, a second set of double doors, as well as an en-suite bathroom with a large walk-in shower, a wash hand basin and a low level WC complimented with chrome fittings and a heated towel rail. The second bedroom is also of generous proportions. The separate family bathroom has a wall mounted shower over the bath, a low-level WC, and a wash hand basin; all of which is complimented with chrome fittings.





# The Comptons, RH13

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Of particular note for this apartment is the beautifully manicured communal gardens with large lawned areas with well stocked beds with shrubs and planting, there is also several seating areas and an allocated private parking space opposite the apartment also accessed via the patio doors and a bicycle store.

Agents Note: Annual service charge £2604, 104 years remaining on the lease, Managing Agent Remus Management

No Pets allowed

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating







## Henry Adams – Horsham

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