



## Abbotsbury Court, Horsham

Guide Price £165,000

# Abbotsbury Court

Horsham

The property is offered with NO onward chain, allowing for a smooth and swift transaction.

Inside, the flat features a spacious open plan living and dining room, providing a versatile area for relaxing and entertaining. The modern kitchen is thoughtfully arranged to maximise both storage and worktop space, making meal preparation a pleasure.

The double bedroom is generously sized, with ample room for wardrobes and additional furnishings. A well-appointed bathroom completes the accommodation, offering a contemporary suite and neutral decor. Residents will appreciate the flat's excellent location, which boasts good access to the local train station and a range of amenities, including shops, cafes, and leisure facilities. The property also falls within the catchment area of well regarded schools, making it an ideal choice for those with educational needs in mind.

Externally, the flat benefits from an allocated parking space, ensuring convenient and secure parking at all times. For those who commute, the proximity to the train station allows for straightforward travel to surrounding areas and central destinations.

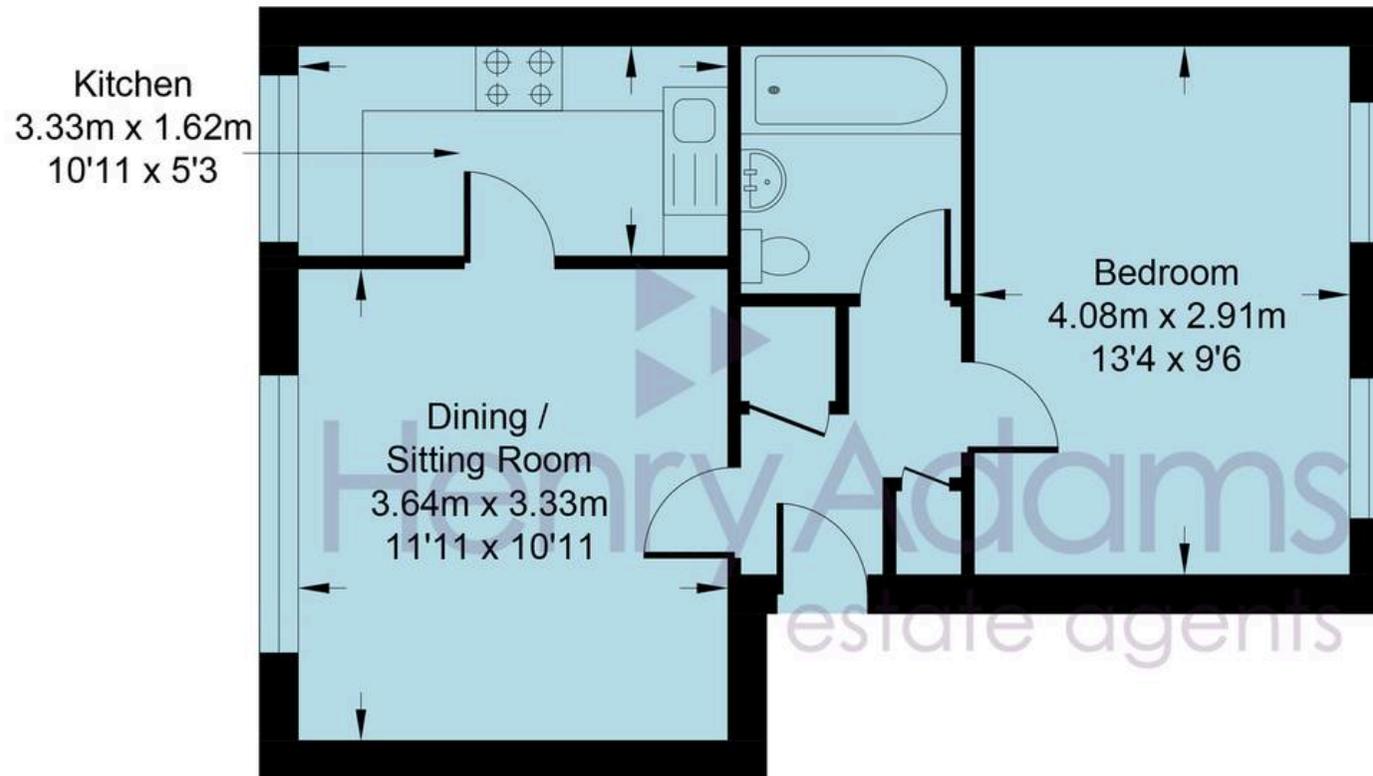
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





FIRST FLOOR

## Abbotsbury Court

Approximate Area = 404 sq ft / 37.5 sq m

Total = 404 sq ft / 37.5 sq m

For identification only - not to scale





## Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.