



2 Hanover Court, York Close, Horsham, RH13 5PG

Guide Price **£315,000 – £325,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms (2 doubles & 1 single)
- Spacious first and second floor maisonette built in 1980s
- Skilfully refurbished by the current seller
- Resident parking and garage which could be rented out for £125-£150 per month
- Long lease and share of freehold
- Well run and conveniently located development
- Close to walks, shops, transport links and schools
- South west facing

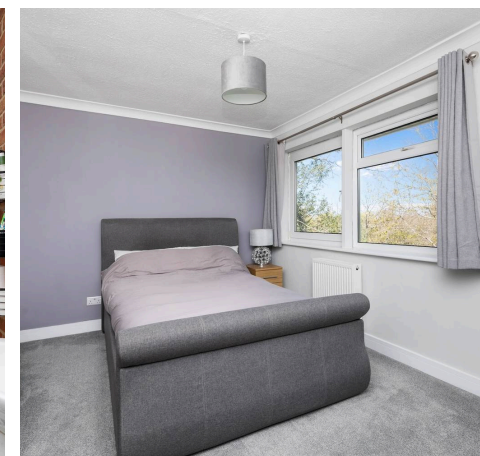
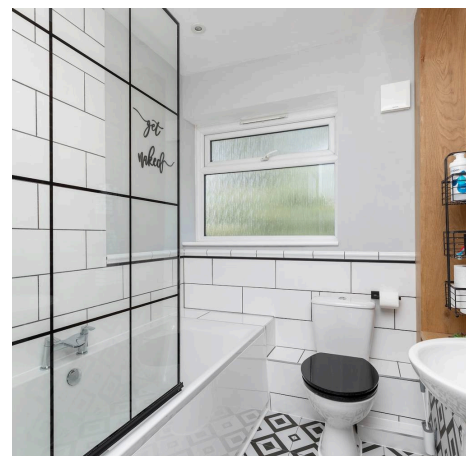
A superbly presented 3 bedroom south west facing facing split level first and second floor maisonette, built in the 1980s which has been subject of an extensive refurbishment by the seller with share of freehold, garage and well tended communal gardens.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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The accommodation comprises: entrance hallway with ample cloaks storage and stairs rising to first floor with useful study/utility area and re-vamped cloakroom. A glazed door leads into the large south west facing sitting/dining room and re-modelled kitchen with wood work surfaces and some integrated appliances and space for others.

The stairs then rise to the second floor with fitted cupboard and 3 well proportioned bedrooms (2 doubles & 1 single with fitted storage) and modern bathroom.

Benefits include double glazed windows, some new wiring and gas fired central heating to radiators (combination boiler located in the kitchen).

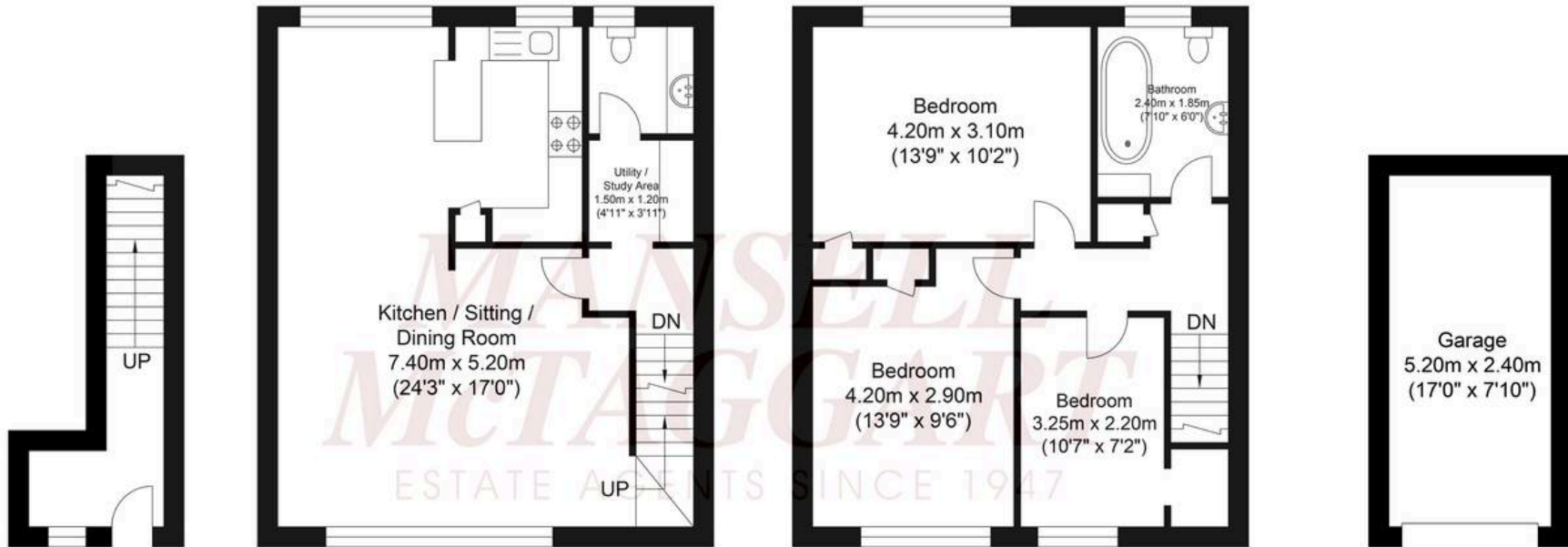
There is ample resident parking and a garage located nearby (numbered 52).

The communal gardens are a perfect place for picnics and a child's play park is situated off Oak Tree Way.

Tenure: Leasehold with share of Freehold. Lease: 999 years from 1983. Maintenance charge: £121.53 per month. Maintenance review period: Annually - September. Managing agents: York Close Estate Management Company LTD. The maintenance charge includes upkeep of communal gardens and areas, buildings insurance, Communal aerial (satellite) and maintenance of front door and windows (not glass related).

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.





Ground Floor
Approximate Floor Area
61.46 sq ft
(5.71 sq m)

First Floor
Approximate Floor Area
489.86 sq ft
(45.51 sq m)

Second Floor
Approximate Floor Area
489.86 sq ft
(45.51 sq m)

Garage
Approximate Floor Area
134.33 sq ft
(12.48 sq m)



Approximate Gross Internal Area (Excluding Garage) = 96.73 sq m / 1041.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

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