



**239 Horsham Gates Two, North Street, Horsham, RH13 5TU**

In Excess of **£185,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 1 double bedroom duplex apartment
- Built in 2016 by Titan Properties
- South east facing
- Ideal first time or investment purchase
- Fully integrated kitchen
- Resident parking
- Lift service
- Close to shops, railway station, town centre and Horsham park

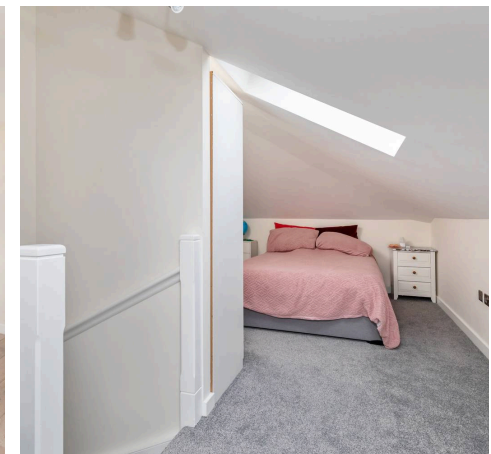
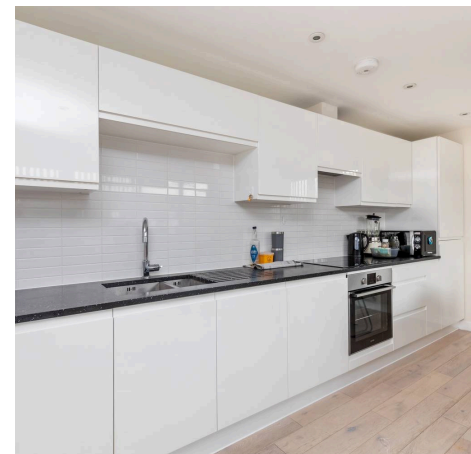
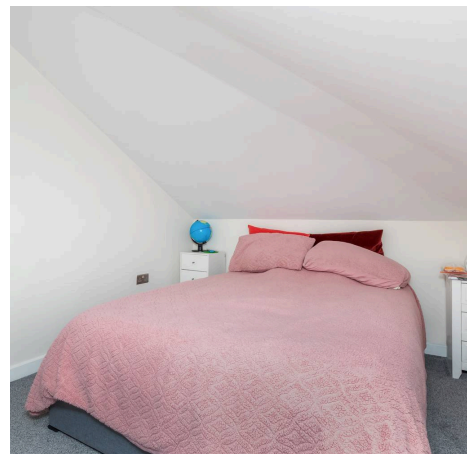
A well located 1 bedroom south east facing duplex apartment, built in 2016 by Titan Properties with lift, resident parking and no onward chain.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





A well located 1 bedroom south east facing duplex apartment, built in 2016 by Titan Properties with lift, resident parking and no onward chain. The property is an ideal first time or investment purchase and was let out for £1,050 per month. The railway station, Horsham park and shopping facilities are within a short walk. The accommodation comprises: entrance hallway, modern bathroom and kitchen/sitting/dining room with south easterly aspect and fitted with an attractive range of units and integrated appliances. From the entrance hallway stairs rise to a loft-style double bedroom. Benefits include double glazed windows, electric heating, fibre-optic broadband and security entry system. A lift service provides direct access to the parking area with ample designated spaces for residents.

Tenure: Leasehold

Lease: 125 years from 2016

Maintenance charge: £423.58 per quarter

Maintenance review period: Half yearly

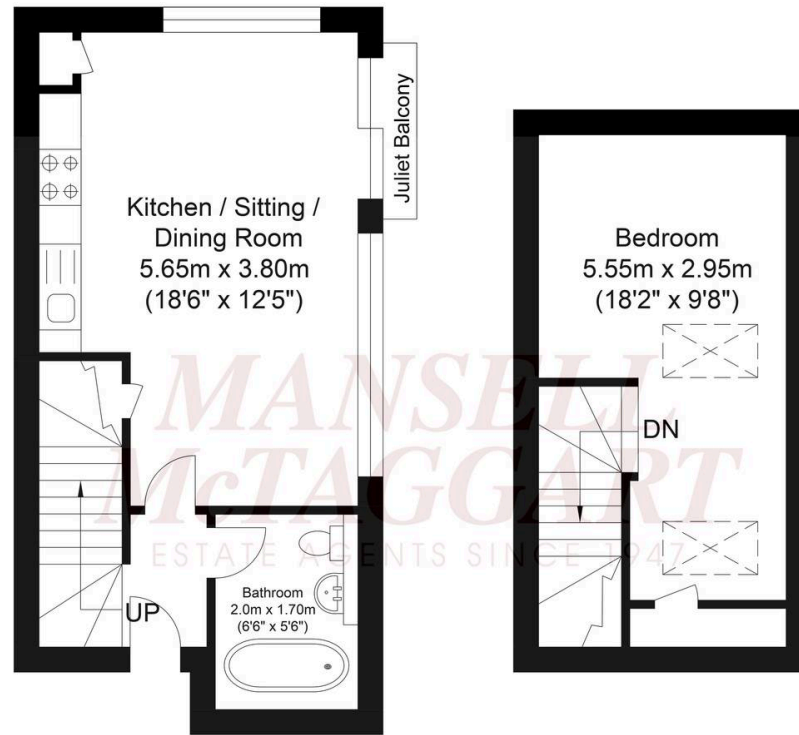
Ground rent: £250 per annum

Ground rent review period: Every 20 years

Managing agents: Pinnacle Estate Management

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.





Second Floor  
 Approximate Floor Area  
 313.55 sq ft  
 (29.13 sq m)

Third Floor  
 Approximate Floor Area  
 193.96 sq ft  
 (18.02 sq m)

Approximate Gross Internal Area = 47.15 sq m / 507.51 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham RH12 1EE**

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