



## 50 Abbotsbury Court, Horsham

Guide Price £250,000

# 50 Abbotsbury Court

Horsham

This well-presented two bedroom flat with garage offers an excellent opportunity for first-time buyers or investors.

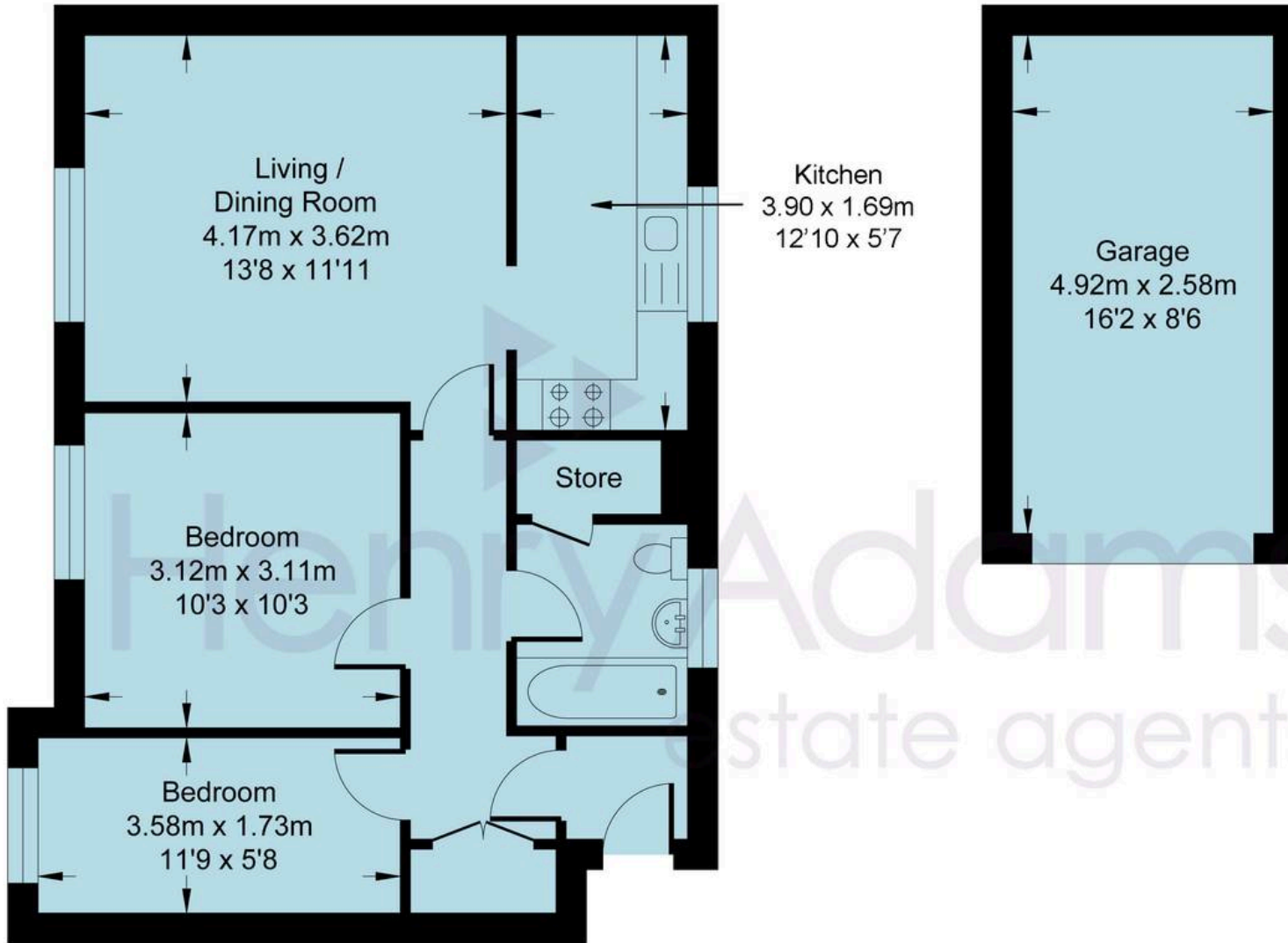
Inside, the flat features a hallway for coats and shoes then a spacious open plan living and dining room, providing a versatile area for relaxing and entertaining. The modern kitchen is thoughtfully arranged to maximise both storage and worktop space, making meal preparation a pleasure.

The two double bedrooms are good sized, with ample room for wardrobes and additional furnishings. A well-appointed bathroom completes the accommodation, offering a contemporary suite and neutral décor. 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 a garage en bloc and visitor parking . The development is set within attractively maintained communal grounds, For those who commute, the proximity to the train station allows for straightforward travel to surrounding areas and central destinations. The combination of garage and parking , well-kept communal areas, and excellent local amenities ensures that this property offers both comfort and practicality.







GROUND FLOOR

## Abbotsbury Court

Approximate Area = 554.55 sq ft / 51.52 sq m

Garage Area = 136.59 sq ft / 12.69 sq m

Total = 691.14 sq ft / 64.21 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.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







## 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.