



2 Hurst Court, Horsham

Guide Price £225,000

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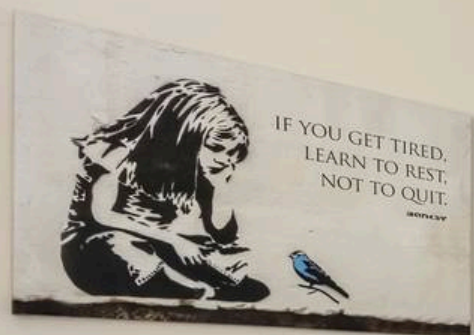
Horsham

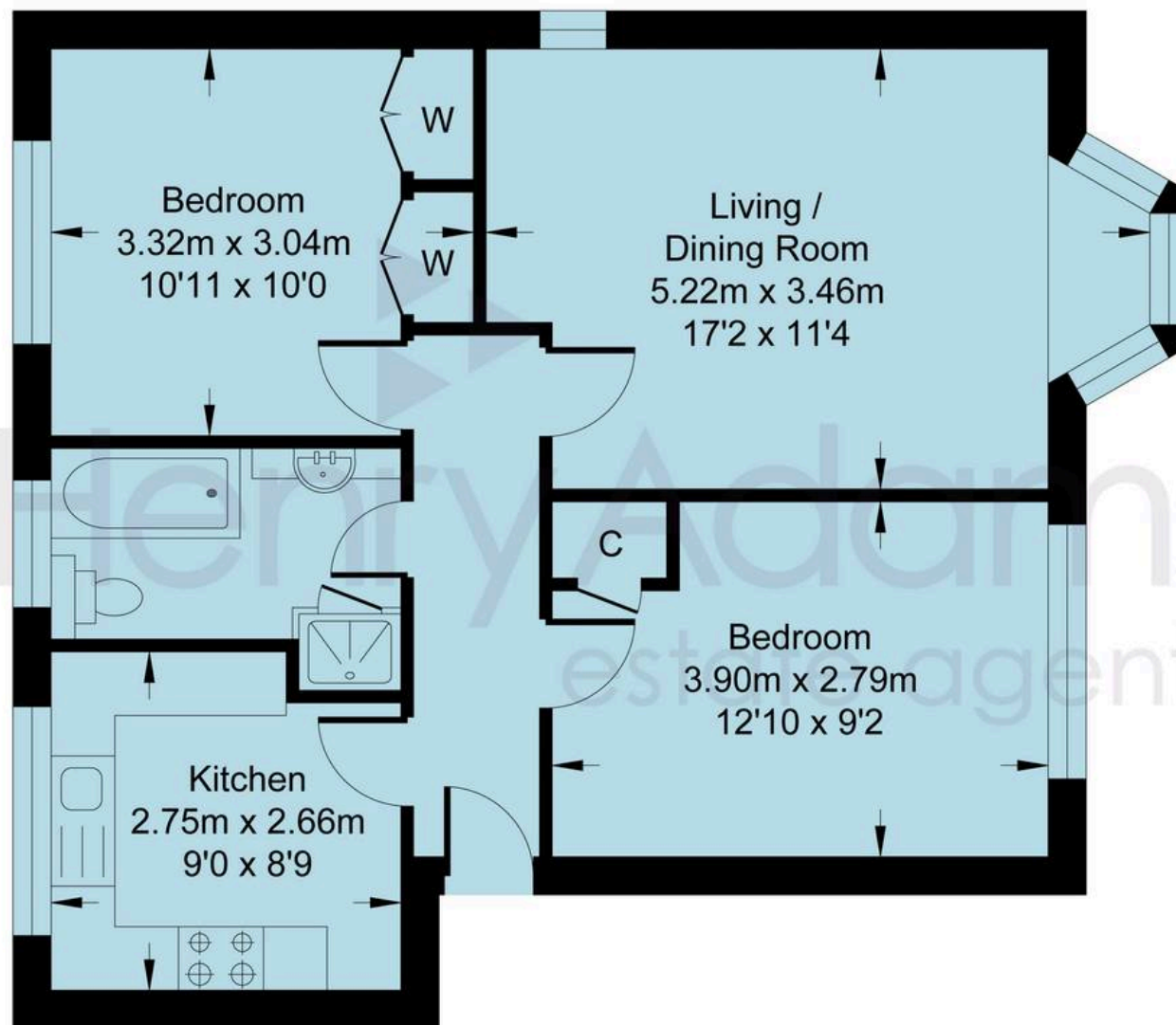
This well presented first floor apartment offers a fantastic opportunity for those seeking a modern and conveniently located home in the heart of Horsham. The property comprises two generously sized double bedrooms, providing ample space for both relaxation and storage. The apartment features a stylish, modern fitted kitchen with contemporary units and integrated appliances, perfectly suited for both every-day living and entertaining guests.

The spacious living area is bright and inviting, offering plenty of natural light and a comfortable setting for unwinding after a busy day. The bathroom is finished to a high standard, with quality fixtures and fittings. The property is ideally situated within a short distance of Horsham town centre, offering easy access to a wide range of shops, restaurants and local amenities. Families will appreciate the proximity to well regarded local schools, while commuters will benefit from the very close proximity to Horsham mainline station, providing excellent transport links to London and the surrounding areas.

Outside, the apartment enjoys access to well maintained communal grounds, offering a pleasant environment for residents to enjoy. The property also benefits from allocated parking, ensuring convenience for residents and visitors alike. The location offers easy access to nearby parks and green spaces, perfect for leisurely walks or outdoor activities. With its combination of stylish living accommodation, practical features and excellent location, this apartment is sure to appeal to a wide range of buyers.







FIRST FLOOR



Hurst Court

Approximate Internal Area = 578.45 sq ft / 53.74 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 as 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.

Agent note - Service charge £1440 per annum approx / Ground rent £25 per annum approx

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







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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.