



**Precision Court, Park Terrace East, Horsham, West Sussex**  
**Asking Price £285,000 Leasehold**



- Two double bedrooms
- Ground floor apartment
- Private balcony
- Allocated parking
- Cul-de-sac location
- EPC B
- Close to town centre
- Integrated Kitchen

**CENTRAL CONVENIENCE –**  
**Stunning two double bedroom**  
**ground floor apartment built in 2016**  
**by Rushmon Homes, Integrated**  
**kitchen, luxury bathroom, main**  
**bedroom with en-suite shower room,**  
**balcony, allocated parking.**



Built by Rushmon Homes, Precision Court is a luxury development of fourteen apartments situated close to Horsham town centre and mainline train station. Approximately a 6 minute walk to the historic Carfax, this large ground floor, two bedroom apartment offers contemporary living with luxury fittings throughout and our clients have further improved the property during their ownership.

The accommodation in brief comprises communal hallway accessed via entry phone system. The hallway has a deep storage cupboard and door into the living room/kitchen/breakfast room. The kitchen is fully fitted with



an excellent range of wall and base units and work surfaces with inset sink unit, fitted oven, integrated dishwasher, fridge freezer, washing machine. The vendors have changed the hob to now provide a five ring gas hob which is useful for those who enjoy cooking meals for family and friends. The walls in the kitchen area have been retiled with coloured railway style tiles. The vendors have also added a dining seating area with attractive shelving and storage drawers under the benches, this zones this room and offers the perfect entertaining space. The living area enjoys a bright front aspect with door to the private balcony.

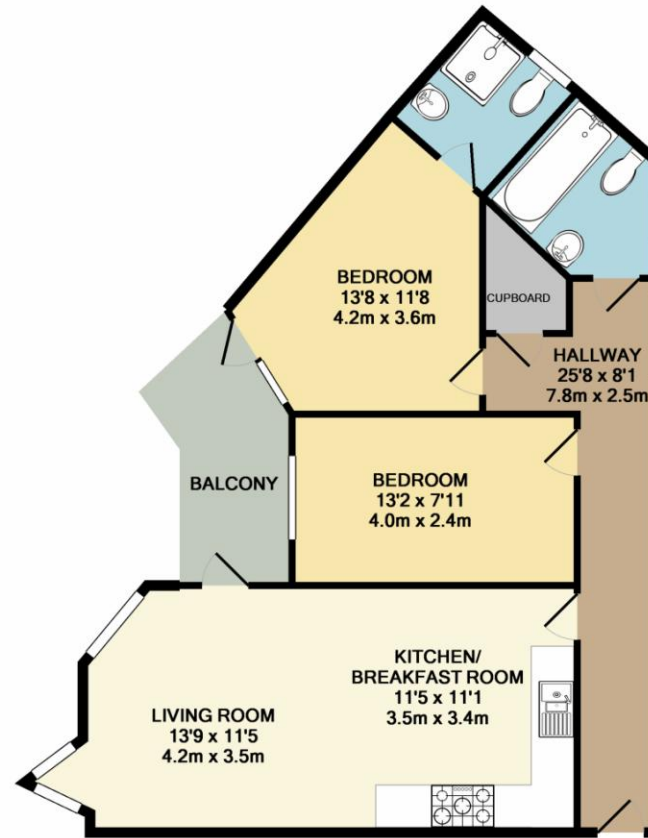
Both bedrooms are double rooms with the main bedroom also having access to the balcony as well as its own luxury en-suite shower room. The accommodation is completed by a family bathroom, also fitted to a luxury standard. The apartment is double glazed and centrally heated. In our opinion it is the ideal town centre flat, especially being on the ground floor, as it would suit those looking to have accommodation on one level and, perhaps, those purchasers who are down sizing and want to live close to the town centre and mainline station to enjoy the main benefits Horsham has to offer. There are countryside walks only minutes away starting from Chesworth Farm with its family friendly cycle paths.

Lease - 125 years from 2016, 117 remaining  
Maintenance and contribution to reserve fund is £651.00 per six months reviewed annually  
Ground Rent £350 per annum reviewed annually.

All the figures were taken from our vendors and we recommend any potential purchaser verify these before exchange of contracts via their own solicitors.

Parking is provided by allocated space numbered 14.





TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Martin & Co Horsham

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