



**The Comptons, Comptons Lane, Horsham, RH13 5DW**  
Guide Price £300,000 Leasehold



- Top (third) Floor Apartment with Lift and Stair Access
- Two Double Bedrooms
- Contemporary Bathroom and Ensuite
- Integrated Kitchen
- No Chain Above
- Redecorated Throughout
- Gated Development
- Allocated Parking
- EPC C
- Viewing Recommended

This outstanding two bedroom, two bathroom apartment enjoys an enviable top floor position within The Comptons, one of Horsham's most desirable gated developments.

Recently redecorated to a high standard by the current owners, the property offers stylish, turnkey living within easy reach of the town centre, mainline station and surrounding countryside.

A video entryphone system gives access to the communal entrance, with both lift and stair access, the apartment opens into a generous hallway with access into the useful loft space.

The heart of the home is the spacious open-plan reception area, flooded with natural light and enhanced by French doors opening onto a charming Juliette balcony, providing tranquil elevated views.



Sliding pocket doors open into the kitchen, featuring a comprehensive range of fitted units, worktops and integrated appliances including oven, hob, extractor, dishwasher, washer/dryer, microwave and fridge/freezer, making it ideal for both everyday living and entertaining.

The principal bedroom features fitted wardrobes and a luxuriously appointed en-suite shower room. The second double bedroom offers versatility for guests or home working, served by a contemporary family bathroom, this room having double opening doors onto a small balcony.

Further benefits include allocated underground parking, bicycle storage, well-maintained communal gardens, and the security of gated access.

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 to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. 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.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

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.

#### Material Facts

Price: Guide of £300,000

Tenure: Leasehold

Length of Lease 104 years unexpired, 125 year lease granted in August 2004

Service Charges for 2025 to be confirmed £2,400

Review Period Annually

Ground Rent £150 per annum review period to be advised

Council Tax Band: Band D

Horsham District Council

EPC Rating C

Property Type: Two Bedroom Top Floor Apartment

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas central heating to radiators





## Further Info

### Broadband information:

Between 18mbps and 1000 Mbps

Fibre to the Cabinet

Mobile Coverage: Good with most providers

Parking Type: Allocated Parking Space

### Flood/Erosion Risk

River and Seas : Very Low

Surface Water : Low

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## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

**01403 248222**

<http://www.martinco.com>

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