



Precision Court, Park Terrace East, Horsham, RH13 5DJ.
Guide £300,000 - £325,000 Freehold

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- First floor apartment
- Two double bedrooms
- Luxury ensuite and bathroom
- Modern fitted kitchen
- Close to Horsham town and station
- Allocated parking
- EPC B
- No chain above
- Integrated appliances
- Balcony
- Viewing recommended

Please note- some of the images have been digitally staged to show furnishing and lifestyle options

Positioned on the first floor of this modern and well-maintained development, this apartment offers well balanced accommodation designed for comfortable everyday living in a highly convenient Horsham location.

The apartment is entered via a spacious hallway which provides a practical sense of separation between the living and bedroom accommodation.

The open plan kitchen and living area forms the heart of the home, enjoying good natural light from its angular bay window and offering clearly defined areas for cooking, dining and relaxing.

The kitchen is fitted with a contemporary range of wall and base units together with integrated appliances, creating a clean and functional space.



From the living area, a door opens onto a covered south-facing balcony, providing a sheltered outdoor space that can be enjoyed throughout much of the year.

The principal bedroom also enjoys direct access to the balcony, a lovely touch for an early morning coffee or some quiet outdoor space at the start or end of the day.

There are two genuine double bedrooms, both well proportioned and thoughtfully arranged, and both benefiting from fitted wardrobes.

The principal bedroom also enjoys the added benefit of a modern en-suite shower room, while the second bedroom is served by a separate family bathroom finished in a contemporary style.

Outside, Precision Court is attractively laid out with communal areas, and the property benefits from allocated parking.

The location is particularly well suited to those seeking town centre living, with Horsham station, Swan Walk shopping centre, East Street restaurants and the Carfax all within comfortable walking distance.

This apartment will appeal to owner occupiers, downsizers and investors alike who are looking for a modern home in a prime Horsham position.

Material Facts

Guide Price: £300,000 – £325,000

Tenure: Leasehold

Lease Details:
125 years from January 2016

Lease expiry March 2141
Approximately 115 years remaining

Service Charges:
£2,031 for 2025–2026
Payable in two six-monthly instalments
Review period annually

Ground Rent:
£350 per annum
Review period to be advised

Council Tax Band: C
Horsham District Council

EPC Rating: B

Property Type:
First floor flat (no lift)

Mains Services:
Gas, electricity, water and drainage



Heating Type:
Gas central heating to radiators

Further Information

Broadband Information:
Between 17 Mbps and 1000 Mbps

Mobile Coverage:
Good with most providers

Parking Type:
Allocated parking spaces

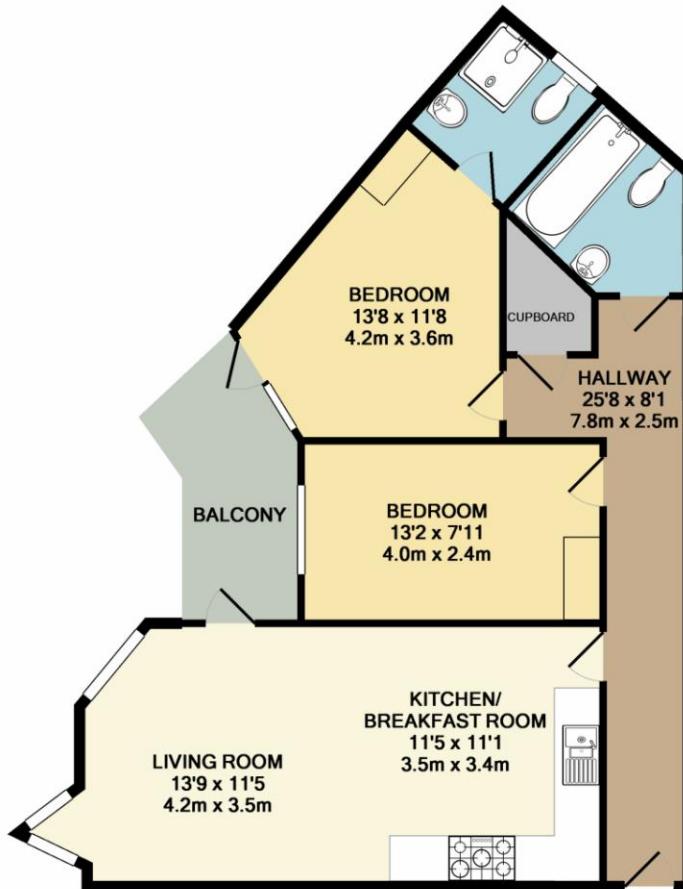
Flood / Erosion Risk:
River and seas: None
Surface water: Low risk

Identification Checks

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

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