



**The Crossing, Horsham, West Sussex RH12 4AN**  
**Asking Price £225,000**

**& LINES**  
*James*

# The Crossing, Parsonage Road

**\*\* NO CHAIN \*\*** An impressive two bedroom top floor apartment offering unique accommodation within walking distance of the station and town centre.

## Location

The property is conveniently located within a mile of both Horsham & Littlehaven train station. The town centre and a popular leisure centre, located on the edge of Horsham park are all within walking distance. By car the A24 linking to the A264 can be easily reached, offering connections to Gatwick, London and the South coast. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis.

## Property

Lines and James are thrilled to market this individual apartment which spans the top floor of the building offering plenty of space. A large hallway can be utilised as a dining area or study area. An abundance of Velux windows allow generous amounts of light to fill the rooms. The kitchen is fitted in a range of light wood effect units with complementing worktops, spacious lounge/diner with eves storage. The master bedroom features en-suite shower room which benefits from a storage cupboard, second bedroom with airing cupboard/fitted wardrobe and family bathroom fitted in a white suite, with shower over bath. The property has gas central heating to radiators and double glazed windows.

## Outside

To the front of the development is the parking area with two tandem parking spaces allocated to the property. There is a communal garden at the rear with a lockable store for each apartment and covered area for bikes.

Lease: 103 years remaining

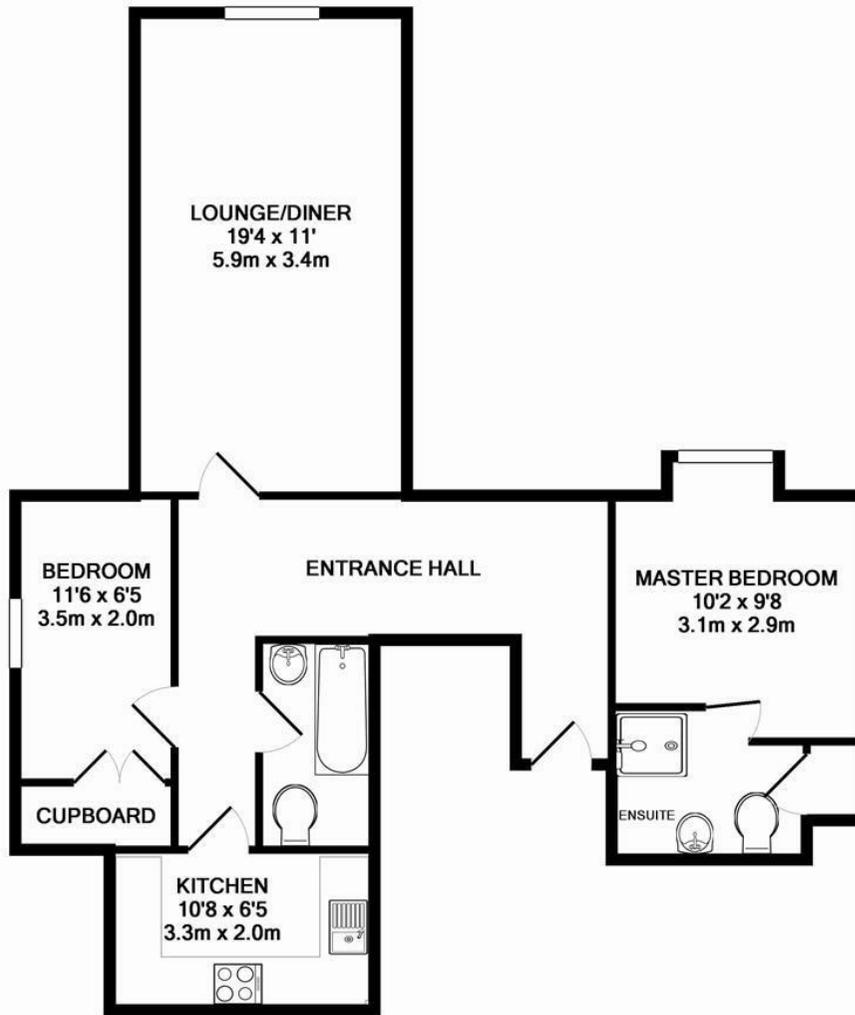
Service charge: £562.50 per quarter

Ground Rent: £75 half yearly

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

The Images used show the property when vacant, the property is currently occupied by tenants.

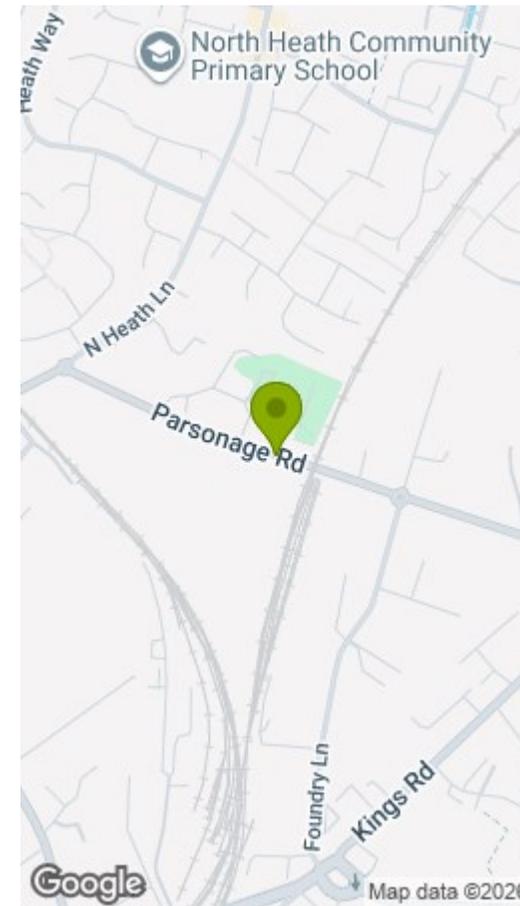




TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

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

Made with Metropix ©2014



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192 plus A		Very environmentally friendly - lower CO <sub>2</sub> emissions (12 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	63	(39-54) E	59
(21-38) F		(21-38) F	64
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



24 Worthing Road, Horsham, West Sussex, RH12 1SL,  
Tel: 01403 210088  
lettings@linesandjames.com  
www.linesandjames.com

