



The Crossing, Horsham, West Sussex RH12 4AN
Asking Price £240,000

& LINES
James

Flat 6, 60 The Crossing

**** 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 eaves 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.

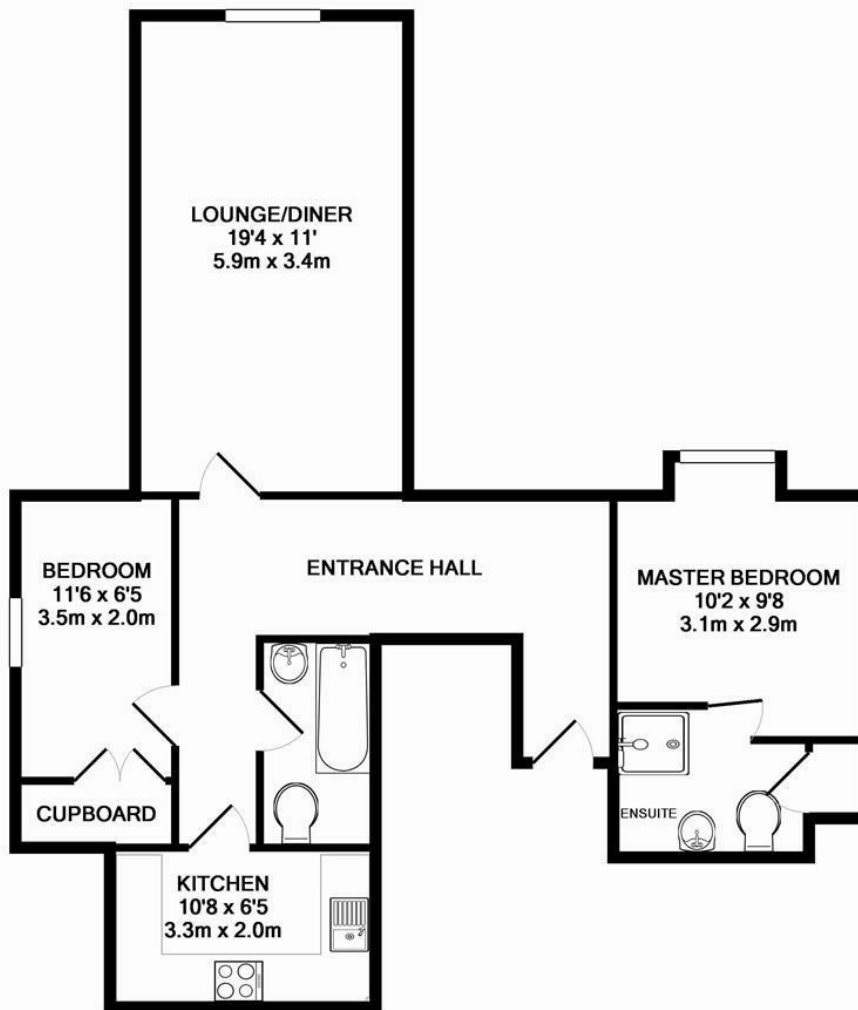
Outside

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

- NO CHAIN
- TOP FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- ALLOCATED PARKING FOR TWO CARS
- OUTSIDE STORAGE
- COUNCIL TAX BAND B
- EPC RATING D
- LEASEHOLD

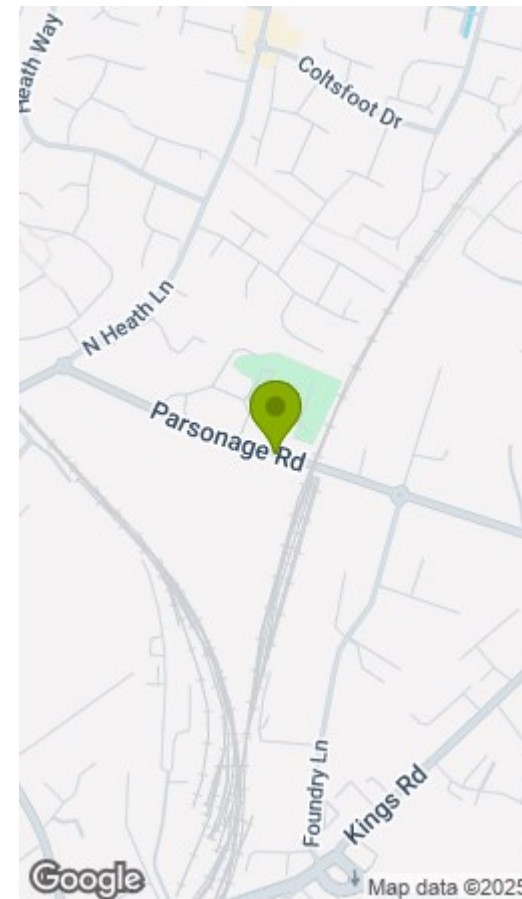




TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(12 plus) A	
(81-91) B		(11-11) B	
(69-80) C		(10-10) C	
(55-68) D		(9-9) D	
(39-54) E		(8-8) E	
(21-38) F		(7-7) F	
(1-20) G		(6-6) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ 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