



**Bennett Court, Horsham, West Sussex RH12 1BU**  
**Asking Price £250,000**

**LINES**  
*James*

# 3 Bennett Court

**\*\* NO CHAIN\*\*** A modern and contemporary two bedroom ground floor apartment, situated in a side road within the town centre. Conveniently the apartment is only short walk from the mainline station and benefits from an allocated parking space.

## Location

Situated in a tucked away modern town centre development this ground floor apartment allows the array of amenities on offer in this historic market town to be accessible in minutes. 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 at home. There is a popular park with a leisure centre which again can be accessed on foot. The mainline station which offers services to London Victoria, in just under the hour, is also conveniently located only a short walk away. By car the commuter routes the A264 and A281 can be reached easily connecting road networks to London, Gatwick and the south coast.

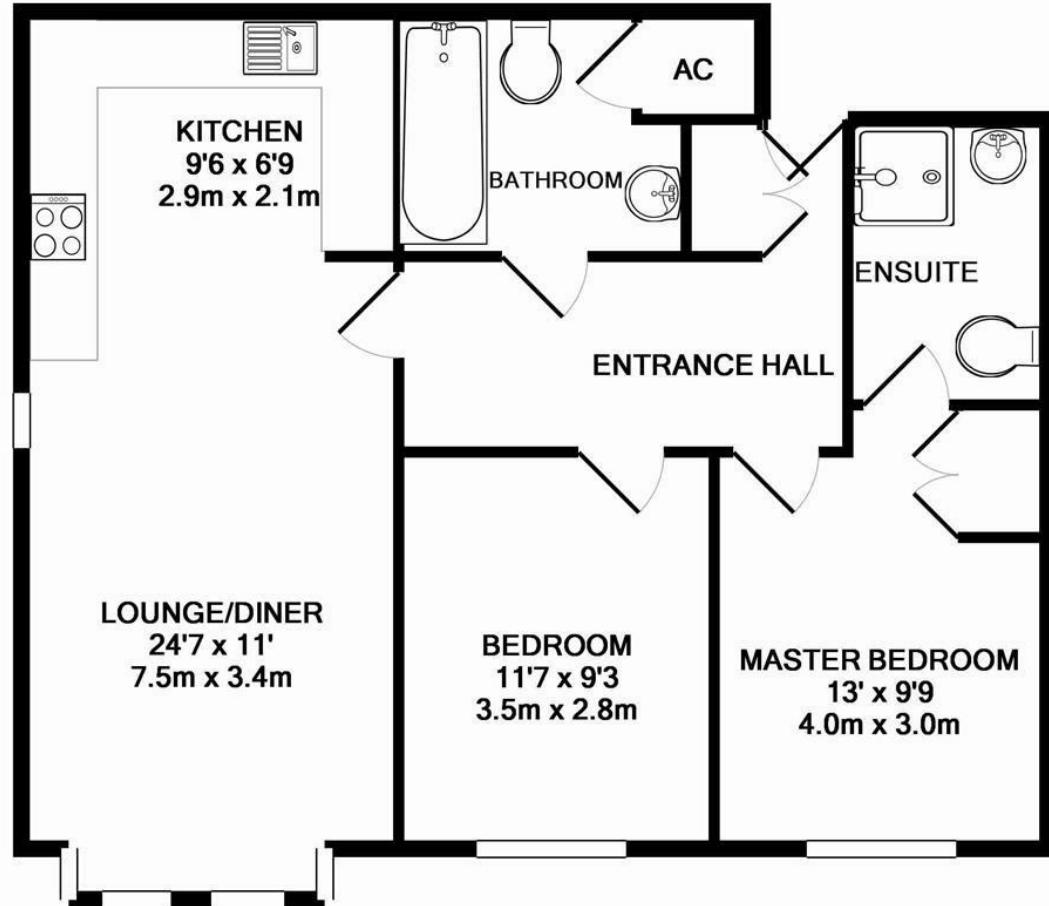
## Property

The apartment was built in 2014 and is finished to a high standard, offering contemporary interior. The accommodation comprises: L-shaped entrance hall with cupboard which houses the washing machine, lounge/diner featuring square bay window, stylish wood flooring and open plan kitchen which is fitted with a range of white gloss eye and base level units with complementing dark wood effect worktops and integrated appliances. The master bedroom benefits from a built in wardrobe and a fully tiled en-suite shower room, there is a further double bedroom and family bathroom which is also fully tiled and has a shower over bath.

Additional features UPVC double glazed windows, gas central heating to radiators and secure entry phone system.

- NO CHAIN
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- TOWN CENTRE LOCATION
- EN-SUITE TO MAIN BEDROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING B
- LEASEHOLD





TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	87	87
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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