



Greenacres, Horsham, West Sussex RH12 2TB
Asking Price £200,000

& LINES
James

Greenacres, North Parade

- NO CHAIN
- ONE BEDROOM
- FIRST FLOOR FLAT
- POPULAR DEVELOPEMENT
- WALKING DISTANCE OF TOWN AND STATION
- ALLOCATED PARKING
- EPC RATING C
- COUNCIL TAX BAND C
- LEASEHOLD

****NO CHAIN**** A delightful one bedroom first floor flat situated in the desirable development of Greenacres.

Location

This apartment is situated in a popular development situated within easy reach of the town centre and mainline train station offering services to London Victoria in under an hour. 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. By car the A24, linking with the A264 are only a short drive away, connecting the road networks to London, Gatwick and the south coast



Property

This spacious apartment is situated on the first floor. The L-shaped entrance hall features a window allowing natural light and provides plenty of room for a small dresser and space for shoes and coats. A convenient storage cupboard together with an airing cupboard is also located in the entrance hall. The living room is a good size featuring a square bay window with plenty of room for a living and dining area. The kitchen is has been re-fitted in a range of white gloss effect base and eye level units, with complementing dark grey worktops. The double bedroom benefits from fitted wardrobes and bathroom which is fitted in a white suite with pumped shower over bath.

Additional benefits include gas central heating, double glazing throughout and allocated parking for one car.

Outside/Lease

Greenacres is surrounded by leafy trees and well maintained communal grounds, there is an allocated parking space which can be viewed from the property.

Lease Information:

154 Years remaining
Service Charge -£1440.00 per year from 1st April 2026
Ground Rent - N/A

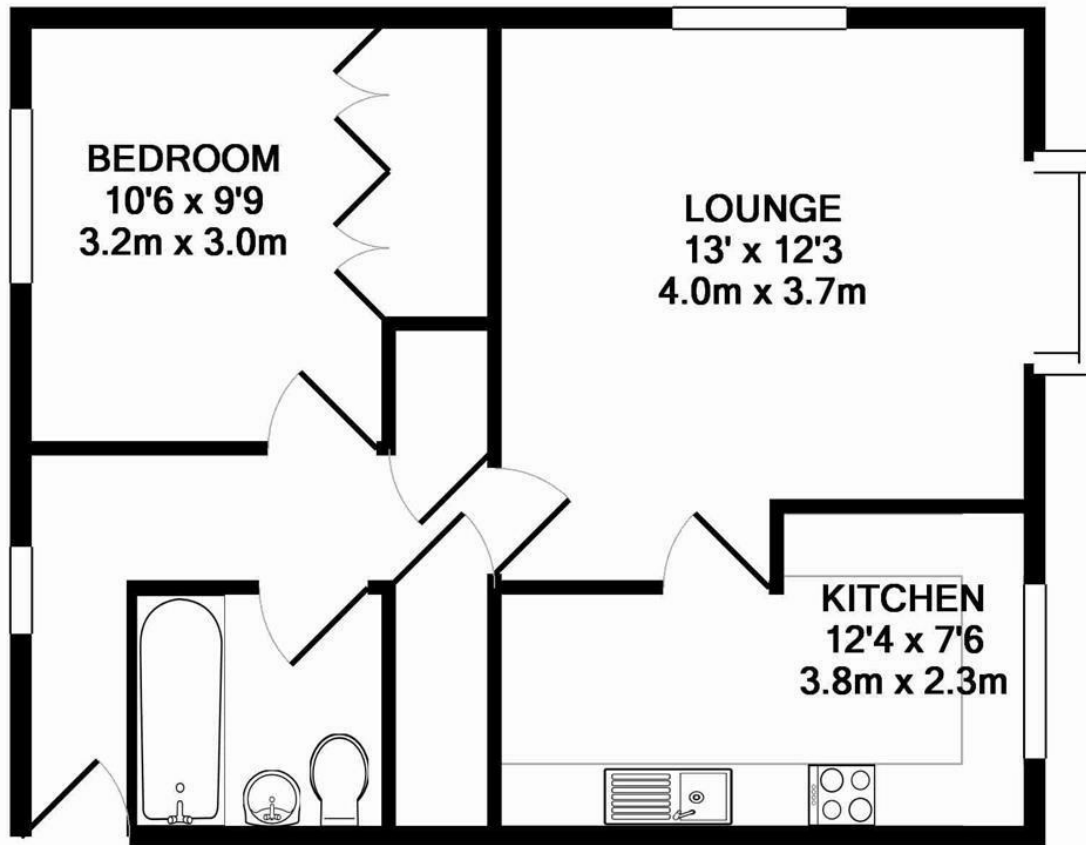
Agents Note:

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.

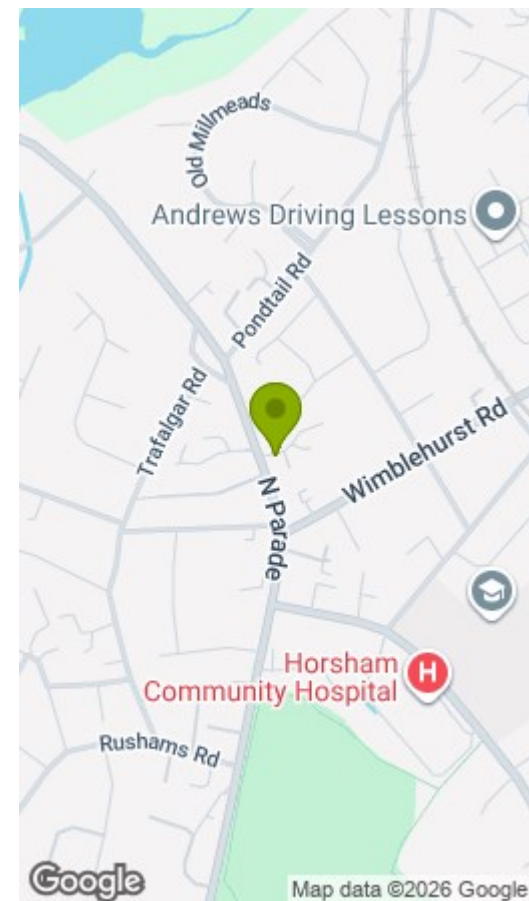
Disclaimer

The photos used reflect when the property was empty, the property is now tenanted.





Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) 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



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