



Trinity Court, Horsham, West Sussex RH12 2LD
Asking Price £315,000

& LINES
James

Trinity Court, Horsham

- NO CHAIN
- TWO BEDROOM APARTMENT
- TOP FLOOR
- SPACIOUS ACCOMMODATION
- GREAT LOCATION
- GARAGE AND PARKING
- EPC RATING C
- COUNCIL TAX BAND D
- LEASEHOLD

*** NO CHAIN*** An extremely spacious two bedroom top floor apartment situated in desirable development conveniently situated very close to Horsham Park, the town centre and mainline station.

Location

The development of Trinity Court is situated in a prime location, the park, town centre and station all accessible within a short walk making it an excellent choice for those who appreciate both tranquility and accessibility. 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.



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Property

The property is thoughtfully designed to maximise space and light, creating a warm and inviting environment throughout. On entering the apartment you are greeted by a spacious and welcoming entrance hall which benefits from storage cupboards and offers plenty of room for coats and shoes. The living room is generous in size and features a gas fire with mantle and surround. The kitchen is also large and is fitted in a range of maple base and eye level units with complementing grey worktops and tiled splash backs. A breakfast bar allows the room to be used for dining and could also accommodate a breakfast table. The main bedroom features a range of fitted wardrobes and drawer unit, an en-suite shower room has the addition of a vanity unit built around the basin creating storage options. The second bedroom also features a built in wardrobe. The family bathroom is fitted in a white suite with pea shaped bath. Both the en-suite and bathroom feature windows, allowing plenty of light and ventilation. The property is fully double glazed with gas central heating to radiators and due to the location on the top floor there is the additional benefit of partially floored attic storage.

Outside

The development benefits from a well maintained communal garden for all residents to enjoy. The apartment also comes with one allocated parking space as well as a useful garage.

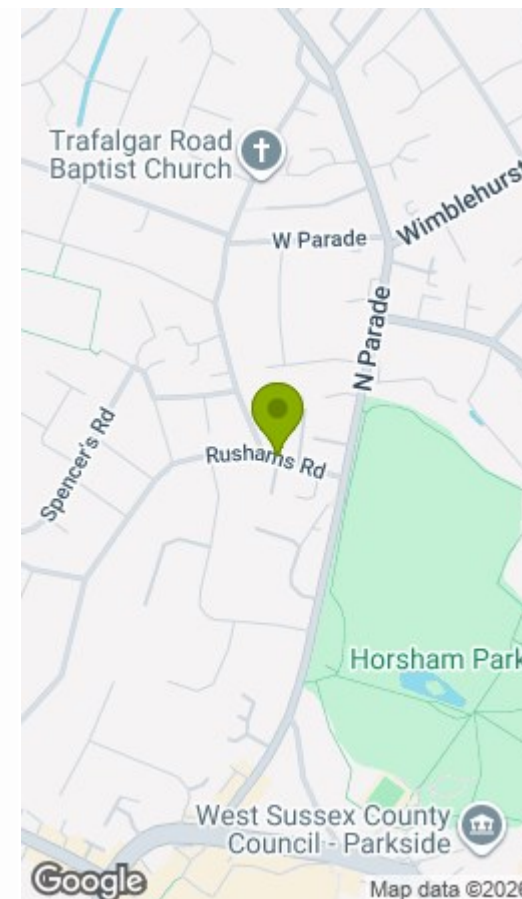
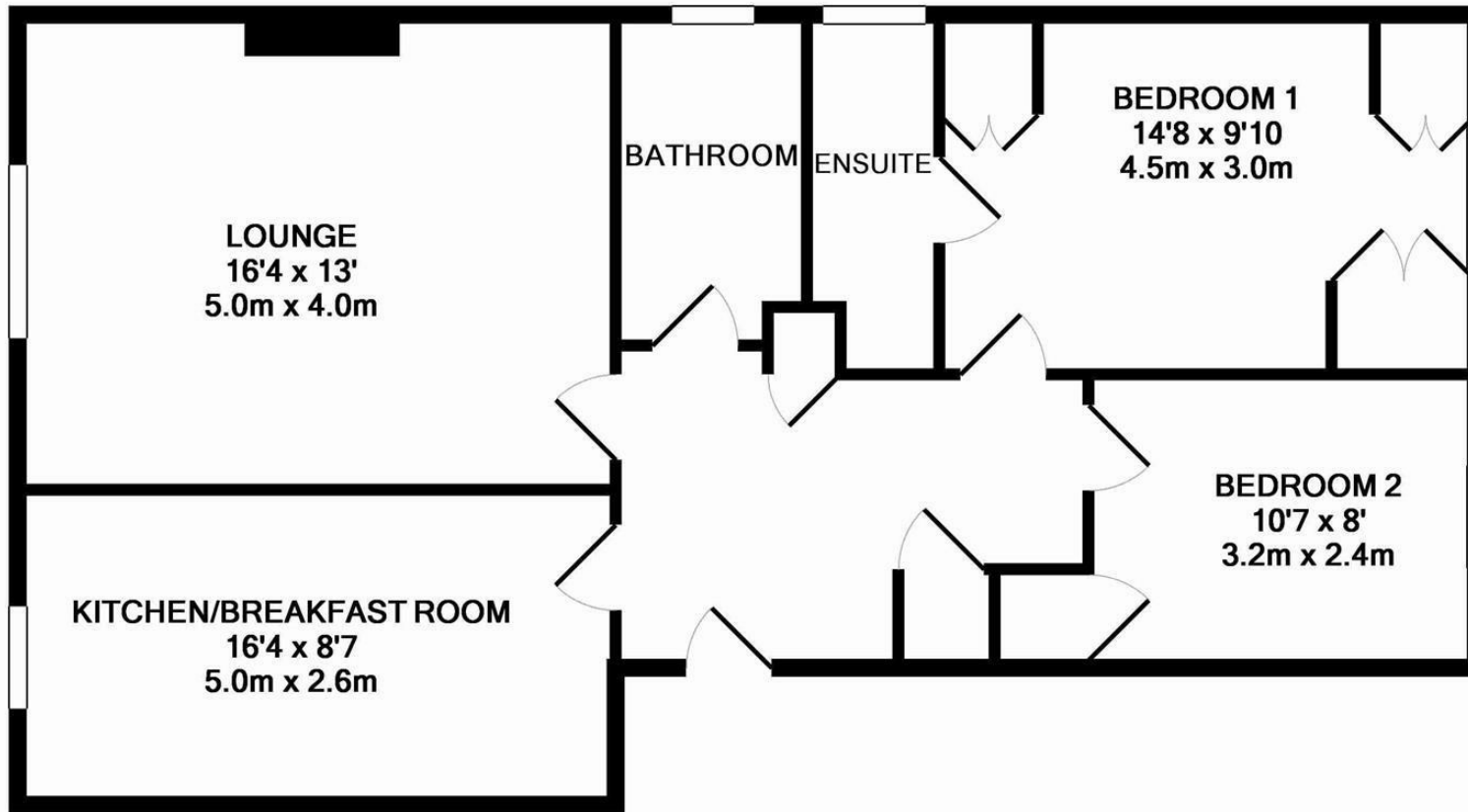
Lease details

The lease was a 999 year lease starting 1 May 1998

Service Charge is currently £960 per half year - due for review May 2026

Ground Rent N/A





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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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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