



Flat 2, 68 Station Road  
 Horsham, West Sussex RH13 5EU  
 Offers over £275,000 Leasehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# Flat 2, 68 Station Road, Horsham, West Sussex RH13 5EU

Courtney Green are delighted to bring to the market this most attractive Victorian home, conveniently located within a few minutes walk of the train station and town. Believed to have been built in the late 1800's, the original property has been split into two spacious apartments, with Flat 2 occupying the first floor. The current owner has undergone an extensive schedule of works to the property, striking the perfect balance between period charm and contemporary living. High ceilings, a bay fronted window, replacement bespoke sash double glazed windows, and Victorian cast iron fireplace surrounds all add to the properties charm. The beautifully presented accommodation comprises a ground floor entrance with stairs rising to the first floor, a fitted kitchen with integrated appliances, a large sitting/dining room with bay window, a large double bedroom with fitted alcove wardrobes, and a modern shower suite. Outside to the rear, there is a private garden which is accessed via a side gate, and to the front is allocated parking. Viewings are strongly recommended to experience this homes charm in person. No chain.

## LOCATION:

The vibrant market town of Horsham, offers a unique blend of historic charm and modern amenities. The bustling high street is home to a fantastic array of shopping facilities, "Eat Street" as it's known locally has a broad range of restaurants and café's, and those with a creative persuasion will delight in the plethora of arts and cultural events that take place each year. Transport links include the mainline train station which affords direct routes to London in under an hour, and links to the coast, whilst Gatwick airport is only a 20 minute drive. For lovers of the great outdoors, Horsham is surrounded by some of the Souths' most spectacular countryside, with activities ranging from scenic country walks, to adrenaline fueled mountain bike trails all within easy reach.

The accommodation comprises:

Front door opening to ground floor entrance hall with stair rising to the first floor landing, where there is a storage cupboard, radiator, and loft hatch accessing the loft space. The gas fired boiler is located in the loft, and we understand there is potential to convert the loft (s.t.p.p).

## Kitchen

Comprising a range of eye and base level cabinets and drawers with cement formed worktops, Butler sink with brass mixer tap, integrated dishwasher, integrated washer/dryer, integrated electric oven with four burner gas hob and hidden extractor over, rear aspect double glazed sash window, radiator and downlighting.

## Sitting Room

A wonderfully bright and spacious sitting/dining room with front aspect sash window in addition to a bay fronted sash window which creates a perfect area for a dining table. Central feature fireplace with Victorian cast iron surround, low level alcove storage cupboards, display shelving, two radiators, and BT fibre point.

## Bedroom

A large double bedroom with double and single fitted wardrobes, radiator, cast iron Victorian fireplace surround, rear aspect sash window.

## Shower Room

A luxury shower suite comprising an oversized wall in shower with concealed shower mixer and rainfall shower head, wall hung Villeroy & Bosch w.c, wall hung wash hand basin with mixer tap, oak display shelf, shaver point, mirror with backlit surround, tiled floor, downlighting, extractor fan, side aspect obscured double glazed sash window.

## Outside

To the front of the property there is a parking area where there is one allocated space for the flat, in addition to a visitors space. A covered pathway to the left of the property leads to the garden access. The garden to the rear is a delight, with walled borders, established panting, raised sleeper beds, lawn, two paved seating areas and a timber shed.

Additional Information

## LEASEHOLD

Lease length - 92 years remaining  
Ground Rent - £200per annum  
Council Tax Band - B

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5797/14/05



Approximate total area<sup>(1)</sup>  
500 ft<sup>2</sup>  
46.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Entrance Hall  
3'7" x 3'1"  
1.11 x 0.96 m

Ground Floor



Living Room  
12'5" x 15'1"  
3.79 x 4.61 m

Bedroom  
12'6" x 8'4"  
3.83 x 2.56 m

Kitchen  
8'3" x 10'1"  
2.51 x 3.09 m

Floor 2

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	