



**15 The Comptons, Comptons Lane, Horsham,
West Sussex RH13 5DW**

Price £325,000 Leasehold (circa 106 years remaining)

TERRA COTTA

Independent Estate Agents

Property Description :

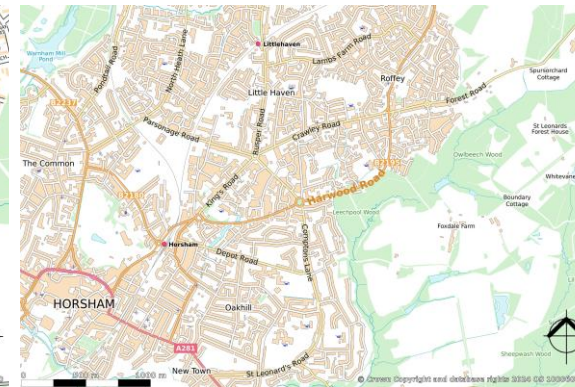
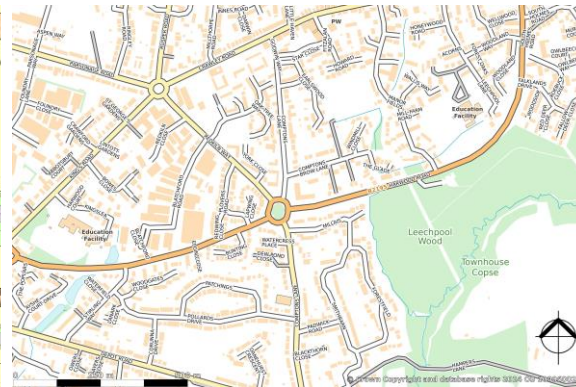
A spacious & very well presented 2 double bedroom, 2 bath ground floor apartment set within this prestigious gated development with underground parking & well tended communal gardens on the outskirts of Horsham. A communal front door leads into a hallway & provides access to the door to No. 15. The hall (with cloaks cupboard & water tank) leads through to a 27ft reception room with plenty of space to define sitting & dining areas & with double doors to the far end leading out to the communal garden. The reception room is open plan to a well fitted kitchen with an excellent range of units to include display units with solid wood worktops over & includes an oven with gas hob, feature splash back & extractor hood over, a fitted microwave, stainless steel sink & an integrated washing machine & dishwasher. The principal bedroom is a double & benefits from a large storage cupboard & a well fitted ensuite shower room. The 2nd bedroom is also a double with fitted wardrobes, & there is a family bathroom with bath & hand held shower. The property has just been redecorated & re-carpeted throughout & is offered for sale with no onward chain. The development is approached through electric double gates, a slope providing access to an underground parking area (with one allocated space for No. 15 & a lift back up to the ground floor). There are further areas of communal off-street parking to the right of the entrance which lead to a bin store & the communal gardens, which are well tended, mainly laid to lawn with numerous mature trees, shrubs & flower borders. These continue to the side & rear of the building & there is also a central area with benches. Located within circa 3/4 mile of Horsham mainline station & just over a mile from Horsham town centre so providing easy access to numerous local schools, shops, the M23/A23, A24, A29 & A264 & Gatwick Airport.

Directions :

From Horsham station take the B2195 towards Brighton & Crawley. At the junction bear slightly right, onto the B2195 towards Crawley (Harwood Road). Continue for circa half a mile to the large roundabout, taking the 3rd junction into Compton Lane, where you will find The Comptons immediately on your right. Once through the gates, bear right to the main communal entrance on the ground floor.

Situation :

Horsham is a vibrant market town nestled in the heart of West Sussex which benefits from a mainline station, numerous sought after schools, a good selection of pubs, supermarkets, shops, restaurants & coffee shops as well as a cinema, sports & fitness club, hotel etc. Located within circa 6 miles of the M23 the town offers countryside living yet easy access to London, Brighton & Gatwick.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax - Horsham Borough Council Band D - £2,067.79 per annum (2023-24)

Service Charge £1400 each 6 months Ground Rent £150 per annum (until 2029, increasing to £300 per annum until 2129)

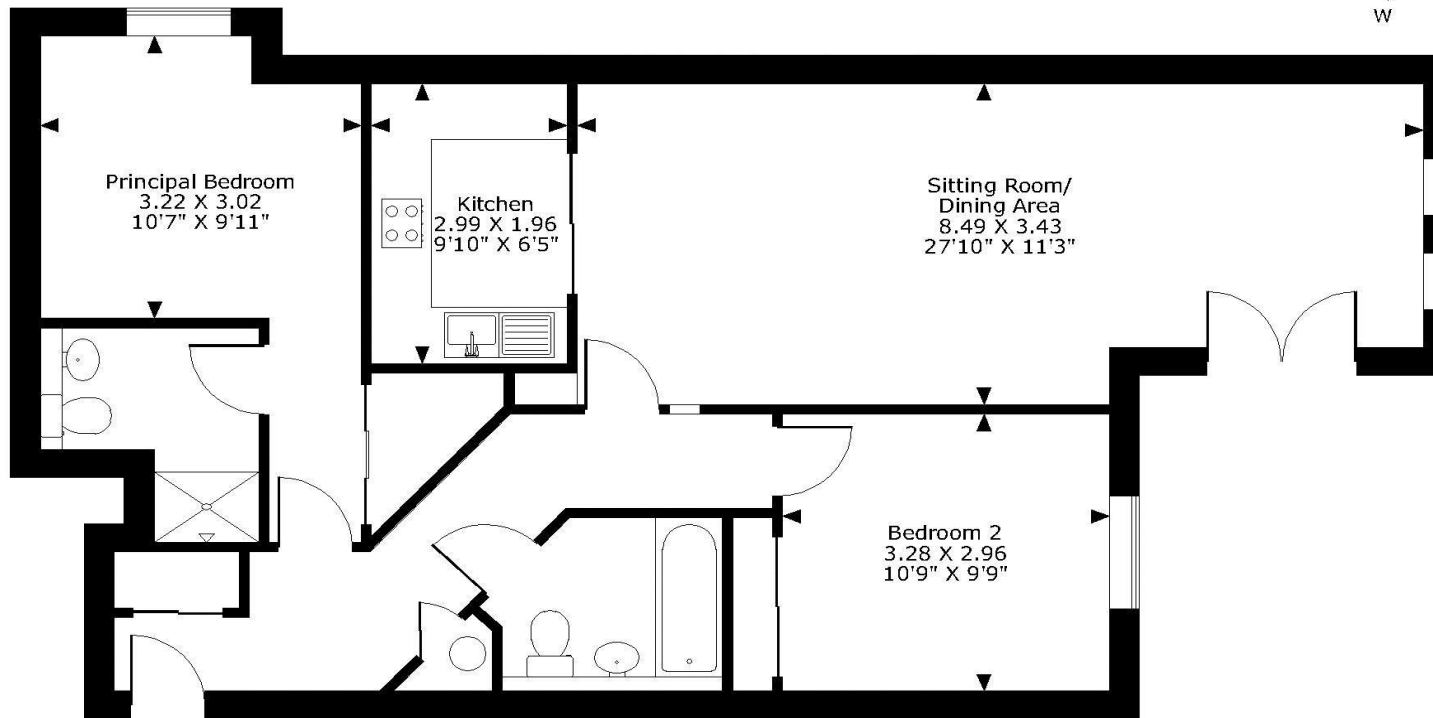
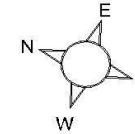
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
831 SQ FT/77 SQ M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
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