



Press House, 16 Market Square, Horsham, West Sussex RH12 1EU
Guide Price £450,000 Share of Freehold


MARTIN&CO

Horsham, West Sussex

- Prime location
- Two double bedrooms with fitted wardrobes
- Luxury kitchen with integrated appliances
- Open living space
- Contemporary bathroom and en-suite shower room
- Timber floors
- Share of freehold
- Ample storage
- EPC B

Set in one of the most historic locations in Horsham town centre, this first floor, two double bedroom luxury apartment has been improved by the current owners to provide a perfect balance of light and space within a town centre location. Converted in 2017, Press House has a video entry system giving access to the



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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communal hallway on the ground floor where a useful storage locker is provided. There is lift and stair access to the first and second floors and this apartment is found on the first floor of this beautiful building.

As you step into the entrance hall there is a useful large double storage cupboard. The open living area is zoned to create a welcoming space with the kitchen having been redesigned to now provide a useful peninsular creating extra storage and work surface and of course the all-important wine cooler. The kitchen is fitted with white gloss units and composite stone work surfaces and integrated appliances are included. Further improvements are the installation of a light tunnel which completely transforms the space, and an air conditioning unit. The kitchen area flows into the sitting room/dining area which is a delightful space with three good size windows all fitted with

plantation shutters. Being one of the larger two bedroom apartments, both bedrooms are double rooms with the main bedroom now having not only a double wardrobe cupboard but the recent installation of wall to wall fitted "Sharps" bespoke wardrobes and two windows fitted with plantation shutters. The main bedroom has a contemporary styled en-suite shower room. The second bedroom is the perfect space to use as either a bedroom or occasional study with double fitted wardrobe. The apartment is completed by a contemporary family bathroom.

In our opinion this exclusive property offers everything you would look for in a town centre apartment.

Agent's Note

Since purchasing the flat, the owner has purchased a share of the freehold with a lease of 990 years remaining and informs us that currently the maintenance is paid at £1,400 per six months.

Causeway is one of the most historic locations in Horsham, being a beautiful, tree lined no-through road in the town centre. At one end is St Mary's church, the oldest building in Horsham and the other leading into the main town.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.



Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

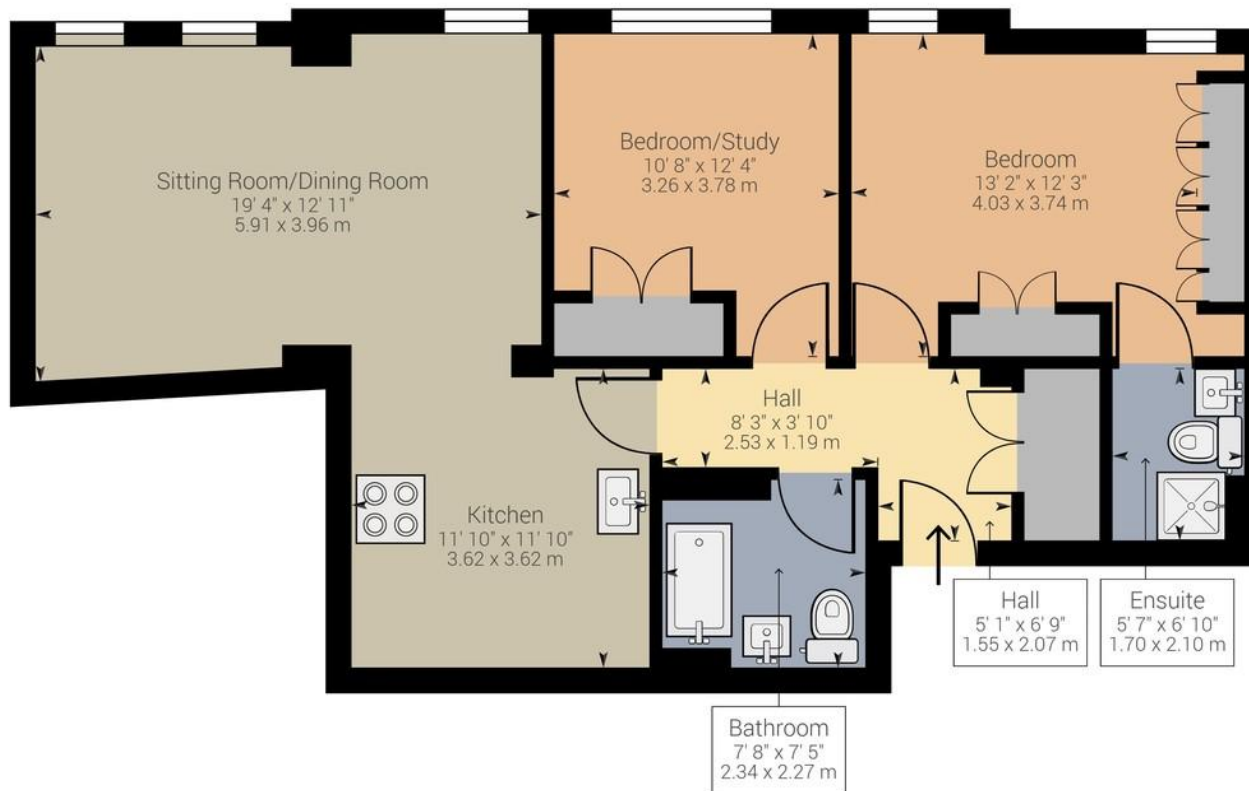
You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.







While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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