



**Pondtail Park, Horsham, West Sussex, RH12 5LD**  
Guide Price of £545,000, Freehold

**MARTIN&CO**

## Pondtail Park, Horsham

4 bedrooms, 3 bathrooms

- Built in 2004 by Swan Hill Homes
- Beautiful three-storey home
- New boiler
- En-suite bathroom
- Close to schools, shops and park
- Garage with power and automated door
- Off-road parking
- Private garden
- EPC: C

This lovely three-storey mews townhouse in north Horsham is certainly an appealing option, in a very quiet location. With its modern design and excellent decorative condition, it offers a comfortable and functional living space.

On the ground floor there is a useful cloakroom and WC, and a spacious kitchen/breakfast room which enjoys direct access to the patio and rear garden.

Moving on to the first floor: a bright living room great for relaxing and entertaining, also two well-proportioned bedrooms, and a shower room with WC.

Finally, on the top floor, the main bedroom includes a generous en-suite bathroom, along with an additional bedroom and a bathroom, providing ample space for family or guests.



Gas-fired central heating and double-glazed windows ensure warmth and energy efficiency.

A charming rear garden provides outdoor enjoyment and has a large garden shed. The integral garage along with off-road parking adds to the convenience.

This property truly seems ideal for anyone looking to settle in a desirable area. It would be wise to see how well the layout and features meet your needs by viewing the property in person.

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 for stocking 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.

Material facts:

Price: £545,000

Tenure: Freehold

Council Tax band: E

Horsham District Council

EPC: C

Property type: Townhouse

Mains services: Gas/Electricity/Water/Drainage

Heating type: Gas central heating to radiators

Further information:

Broadband information:

Between 17 Mbps and 1000 Mbps

Fibre to the Premises



Mobile coverage: Good with most providers

Parking type: Garage and drive

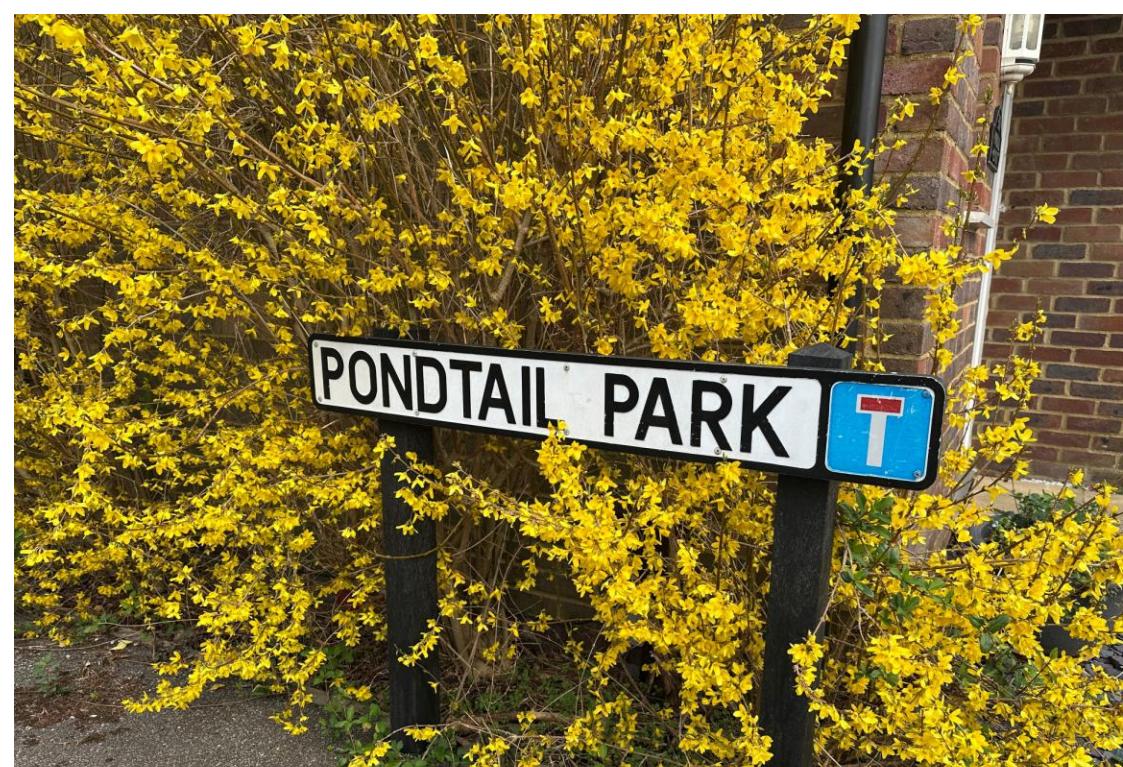
Flood/Erosion risk:

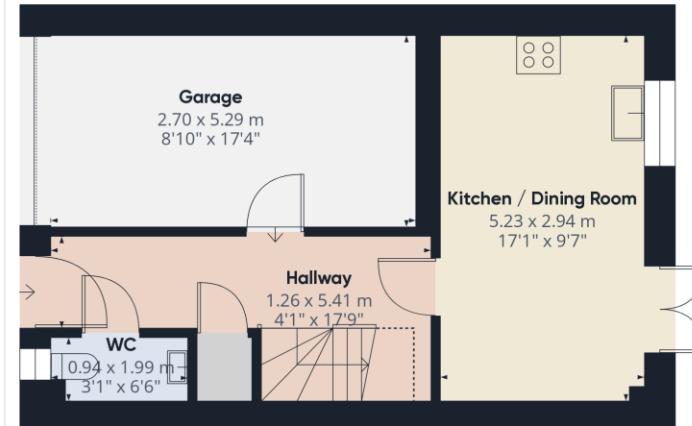
River and seas: Very low

Surface water: Very low to low

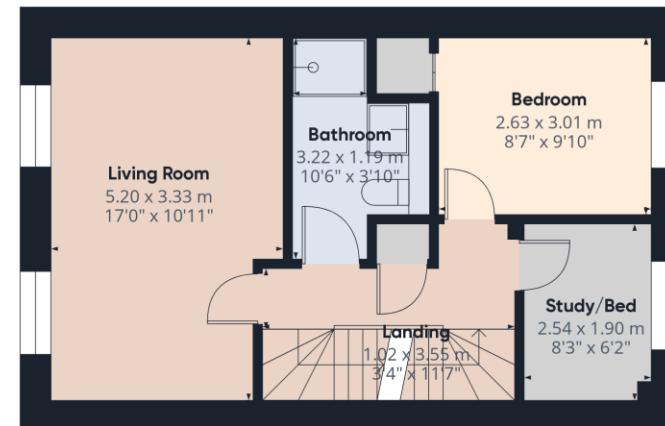
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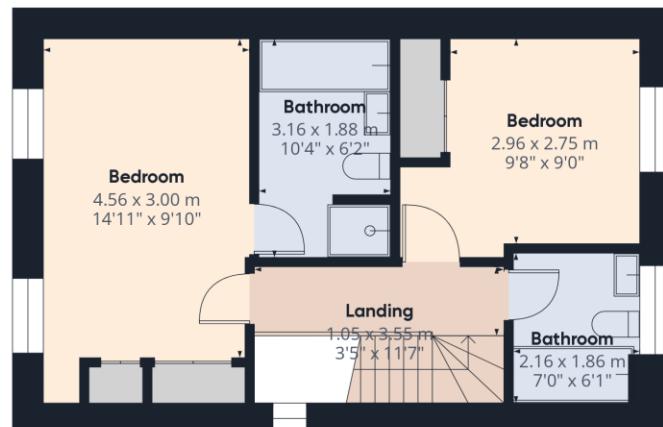




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

119.9 m<sup>2</sup>

1290.59 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

11.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

## Martin & Co Horsham

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.