



**Forest Road
Colgate, RH12 4TD**

**Offers Over
£350,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

**Forest Road,
Colgate, RH12 4TD**



LOCATION

This beautiful apartment is set within a private estate, within the Sussex Countryside, yet easily accessible to neighbouring towns and villages. Horsham is nearby and has a direct rail service to London Victoria (in under an hour) and a charming town centre, with a host of restaurants, coffee shops and both major retailers, including John Lewis and plenty of independent shops. The property has a private driveway, leading to the A264, allowing swift access onto the A23/M23 and in turn Gatwick Airport that is less than 10 miles away. With the property being set adjacent to the ancient St Leonard's Forest, there are miles of woodland for walks or cycle rides close at hand, with the popular Dragon pub in Colgate a short walk from the property too.

PROPERTY

This spacious apartment is set within a substantial Grade II listed Jacobean-style Victorian mansion, built in around 1870. The apartment itself has a southerly aspect, therefore flooded with natural light and stunning views over the grounds. The block has a grand Entrance Hall, oak panelled walls and a sweeping staircase with a delightful period Cupola providing natural light. The apartment is ideally positioned, with full height oak framed Jacobean-style windows, as well as views from both bedrooms and the living space. The apartment benefits from hard wood flooring throughout, a spacious Living Room, fitted Kitchen/Diner with space for a table, two Double Bedrooms and an En Suite & Family Bathroom.

OUTSIDE

Roffey Park is a delightful private estate, situated less than 4 miles from Horsham town centre. The mansion is set at the end of a long, sweeping driveway that opens out onto a large gravelled area to the front of the building, with far-reaching views towards Ruser and beyond. Grass areas extend from the mansion house and lead to a Victorian walled garden and woodland area, which has been opened up and now offers beautiful walks for the enjoyment of the residents. Two separate parking areas screened from the main house have been allocated for full use of the residents. In total, there are over 19 acres of professionally maintained grounds that surround this historic country house. A Cellar is also available to be used as communal storage space.

ADDITIONAL INFORMATION Tenure: Share of Freehold

Lease Term: 125 Years From 17 March 1995

Annual Ground Rent: n/a

Annual Service Charge: £3,939 (January to December 2023)

Service Charge Review Period: Annually

Annual Reserve Fund: £821.43(January to December 2023)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

1 minute walk



Shops

Co-op Food
1.9 miles



Trains

Faygate – 2 miles
Horsham – 3 miles



Airport

Gatwick
11.3 miles



Roads

M23
3.3 miles



Sport & Leisure

Cottesmore Golf & Country Club
1.6 miles



Rental Income

£1,495 pcm
Rental Yield – 5%



Schools

Colgate Primary
Cottesmore School
Forest & Millais



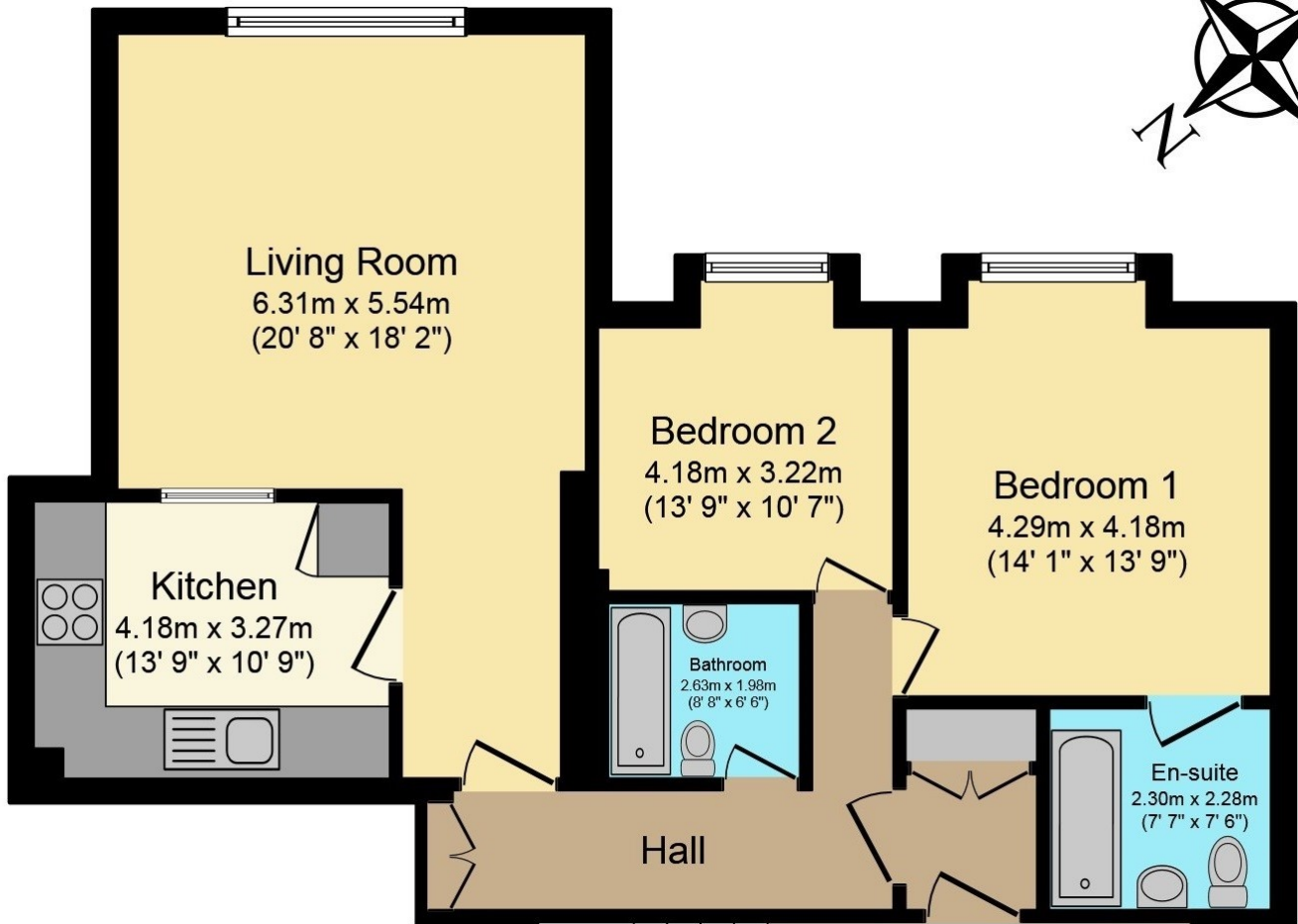
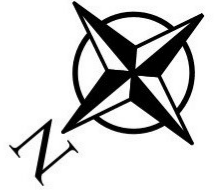
Broadband

Up to 500 Mbps

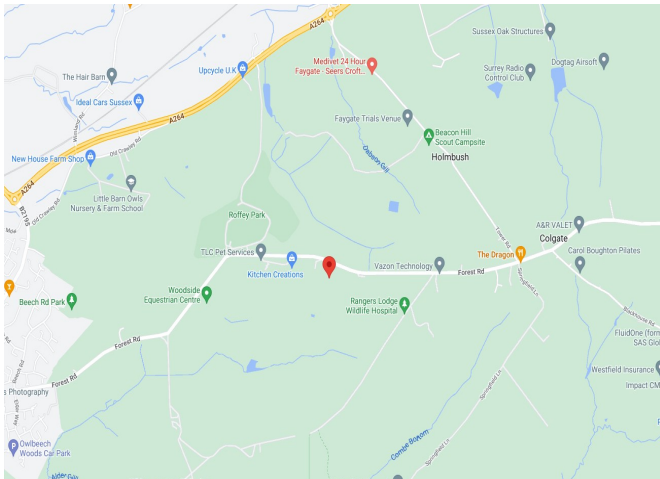


Council Tax

Band F



Map Location



Total Approximate Floor Area
1,127 sq ft / 105 sq m

EPC Rating

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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