



**New Street
Horsham, RH13 5TB**

£260,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

**New Street,
Horsham, RH13 5TB**



LOCATION

A large two double bedroom apartment set in an ultra-convenient location, within a few minutes' walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

This spacious two double bedroom first floor apartment is sure to generate plenty of interest from first time buyers, buy to let investors and even buyers in their later years looking to downsize. A particular feature of the property is the amount of storage you get, with built in wardrobes in both bedrooms and two outside stores. Large windows are common place in the apartment and fill the rooms with light, whilst giving lovely views over the communal grounds and beyond. The lounge/diner is a fantastic room with a lovely square bay. Both bedrooms are good size doubles, whilst the kitchen has a range of wall and base line units allowing plenty of storage. From the communal hallway there is access to a large, attached store room with a window, which could have a variety of uses from

easily accommodating your bicycle or used for storage which can be locked away safe and securely.

OUTSIDE

This apartment sits within a well-maintained block, surrounded by communal gardens. There is residents' permit off road parking and further parking can be found on New Street subject to a parking permit.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: From 14 June 1999 Terminating on 25 December 2190

Annual Service Charge: £827.65 for the year 1 April 2022 to 21 March 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

5 minute walk



Shops

East Street
6 minute walk



Trains

Horsham – 7 minute walk
Littlehaven – 1.5 miles



Airport

Gatwick
14.5 miles



Roads

M23
7.6 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£1,250 pcm
Rental Yield – 5.7%



Schools

St Mary's CoFE Primary
Kingslea Primary
Millais
The Forest School



Broadband

Up to 150 Mbps

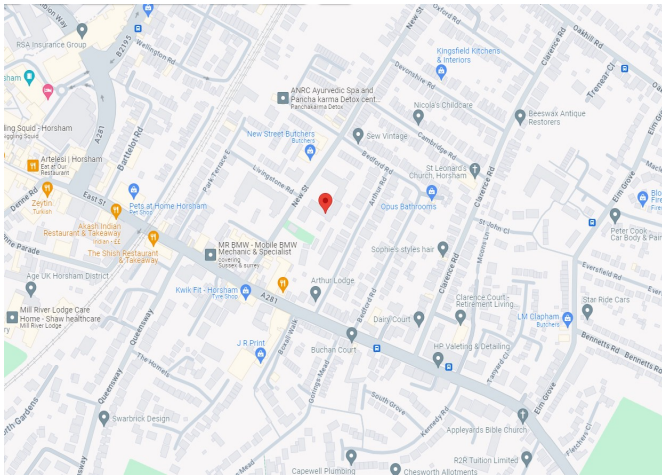


Council Tax

Band C



Map Location



Total Approximate Floor Area
806 sq ft/74.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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