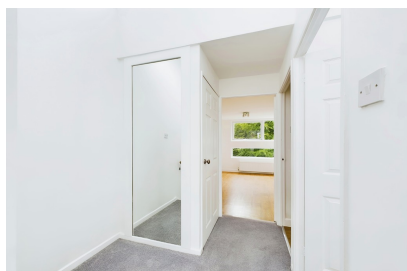




# Sales.

South Holmes Road,  
Horsham, RH13 6HW

£200,000



## South Holmes Road, Horsham RH13 6HW



A deceptively large property with generous accommodation spreading across two floors. The front door opens to a hall with a convenient storage area and stairs leading to the first floor where you will find a spacious and completely refurbished kitchen/diner with large windows looking to the front of the property. On the second floor are two generous double bedrooms, a modern white bathroom suite and the 12'7 x 10'1 living room boasting a double height vaulted ceiling making the room feel even more spacious.

To the front of this property is a communal area of lawn and on street parking available.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: 135 Years from 1 January 1981  
Service Charge: £102 per month  
Service Charge Review Period: tbc

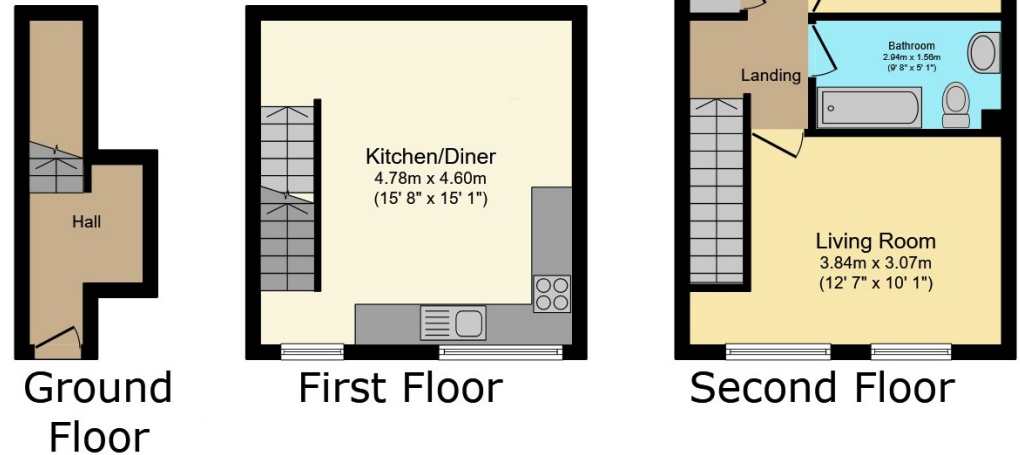
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

### Total Approximate Floor Area

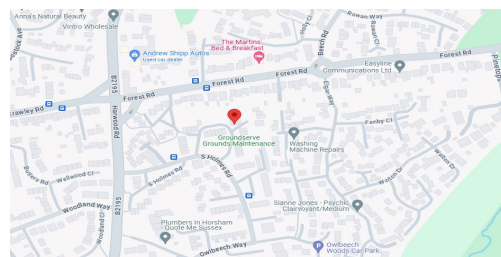
**773 sq ft / 72 sq m**

Viewing arrangements by  
appointment through :

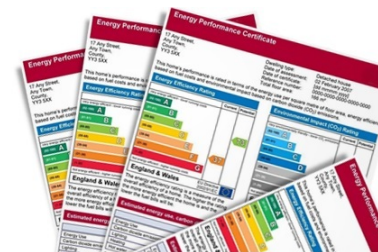
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



### Map Location



### EPC Rating



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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2-6 East Street, Horsham, West Sussex, RH12 1HL

 <b>Buses</b> 3 minute walk	 <b>Shops</b> Co-Op Food 0.6 miles	 <b>Trains</b> Littlehaven – 1.1 miles Horsham – 1.4 miles
 <b>Sport &amp; Leisure</b> Pavilions in the Park 1.5 miles	 <b>Rental Income</b> £1,100 pcm Rental Yield – 6.6%	 <b>Schools</b> Leechpool Primary The Forest School/Millais
 <b>Broadband</b> Up to 500 Mbps	 <b>Roads</b> M23 5.3 miles	 <b>Council Tax</b> Band B