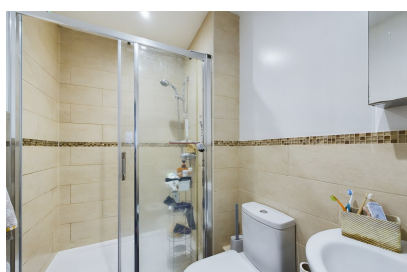




# Sales.

Wimblehurst Road,  
Horsham, RH12 2DU

Offers Over  
£300,000



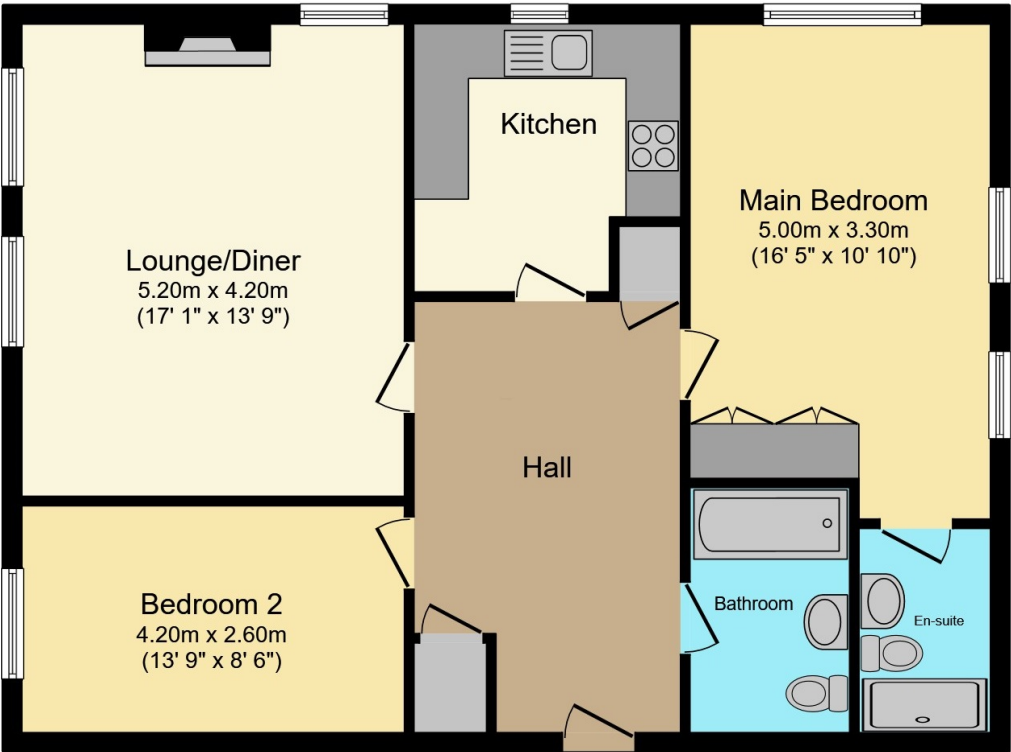


Wimblehurst Road,  
Horsham, RH12 2DU



The development is well looked after, something that is clear to see from the moment you walk through the large double doors. The property is accessed via a secure telephone system. The apartment itself is ground floor has a large hallway with convenient storage cupboards, and doors lead to all principal rooms. The large double aspect lounge/diner is ideal for entertaining with plenty of space for a large dining table, while the modern kitchen benefits a number of appliances. There are also two generous double bedrooms, with the main boasting an en-suite shower room. The family bathroom, completes the accommodation, which must be viewed to fully appreciate the size. Other benefits to the property include gas central heating and double glazing.

The development has its own private car park, with this property benefitting from one allocated parking space. There are also a number of visitor bays for guests, and communal gardens surrounding the development.



Floor Plan

**ADDITIONAL INFORMATION**

Tenure: Leasehold  
Lease Term: 125 Years From 1 July 1998  
Service Charge: £2,000 per annum  
Service Charge Review Date: tbc  
Ground Rent: £60 per annum  
Ground Rent Review Date: 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

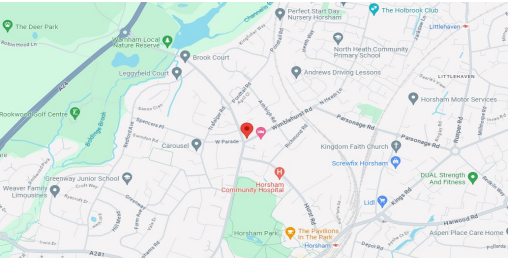
892 sq ft / 83 sq m

Viewing arrangements by  
appointment through :

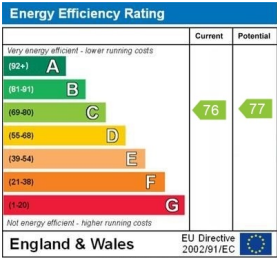
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



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.

Residential sales, lettings,  
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**Buses**  
2 minute walk

**Shops**  
Co-op Food  
0.2 miles

**Trains**  
Horsham – 0.6 miles  
Littlehaven – 1.2 miles

**Sport & Leisure**  
Pavilions in the Park  
0.6 miles

**Rental Income**  
£tbc pcm

**Schools**  
Greenway Academy  
Tanbridge House

**Broadband**  
Up to 67 Mbps

**Roads**  
M23  
8.4 miles

**Council Tax**  
Band E