



Wimblehurst Road,  
Horsham, RH12 2DU



Entering the apartment, you are met with an entrance hall, with multiple built-in storage cupboards and a door that leads to the bathroom featuring a modern white suite with a full-sized bath, and shower above the bath. The bright double bedroom has two large windows that flood the room with natural light. It also boasts ample space for free-standing storage and additional bedroom furniture and includes built in wardrobes. The kitchen is a great size filled with plenty of floor and wall mounted storage space and boasts built in appliances such as a fridge-freezer, dishwasher and washing machine. The spacious lounge measures 20'9ft and comfortably accommodates both living and dining areas. Two windows allow in plenty of natural light, creating an open and airy feel throughout the living space.

The flat is nestled in an area with excellent public transport links and local amenities, ensuring all your needs are within a stone's throw. The property also benefits from one allocated parking space. It also features communal garden areas, bike store and plenty of visitor parking.



ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: 125 Years From 1 July 1998  
Service Charge: £1,190 per annum  
Service Charge Review Date: tbc  
Ground Rent: £368 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

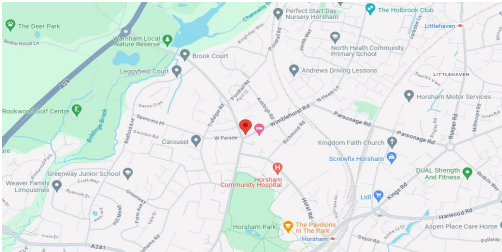
615 sq ft / 57 sq m

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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,  
land and new homes.

01403 272022  
brocktaylor.co.uk  
2-6 East Street, Horsham, West Sussex, RH12 1HL

**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 tbc Mbps

**Roads**  
M23  
8.4 miles

**Council Tax**  
Band D