



**Giblets Lane
Horsham, RH12 5QJ**

£275,000

**01403 272022
brocktaylor.co.uk**

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

Giblets Lane, Horsham, RH12 5QJ



LOCATION

This superb two double bedroom first floor apartment is set within an enviable location to the North of Horsham, approximately 2.3 miles distant from the town centre. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is a short walk from the property. The property also sits within close proximity of some of the area's most popular schools, which includes Bohunt, The Forest School and Millais Girls.

PROPERTY

From the well maintained communal hall, a door opens into the recently redecorated hall, which offers the perfect space to remove your shoes before stepping into the property. A particular feature of this beautifully presented property is the 15'0 x 12'8 living room, which has space for sofas and a dining table, is located next to the refitted kitchen, and has double doors opening out to a Juliette balcony with

views over the communal gardens. The kitchen measures over 11ft in length and boasts a stylish range of floor and wall mounted units with space for a host of appliances (current appliances negotiable). There are two large double bedrooms, with the main bedroom boasting an en suite shower room. Completing the accommodation is the family bathroom that boasts a modern white suite.

OUTSIDE

This modern property is located towards the end of a small cul de sac, and has a residents car park, with an allocated parking space, and a number of additional visitor spaces too. This attractive property sits within well maintained communal gardens that wrap around the block, that offer residents a wonderful space to sit out and relax.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years From 14 September 2006

Annual Service Charge: £1,170 (£97.43 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.





Buses

1 minute walk



Shops

Convenience Store
0.6 miles



Trains

Littlehaven – 0.4 miles
Horsham – 1.6 miles



Airport

Gatwick
10.6 miles



Roads

M23
5.6 miles



Sport & Leisure

The Holbrook Club
0.7 miles



Rental Income

£tbc



Schools

Bohunt
The Forest School
Millais



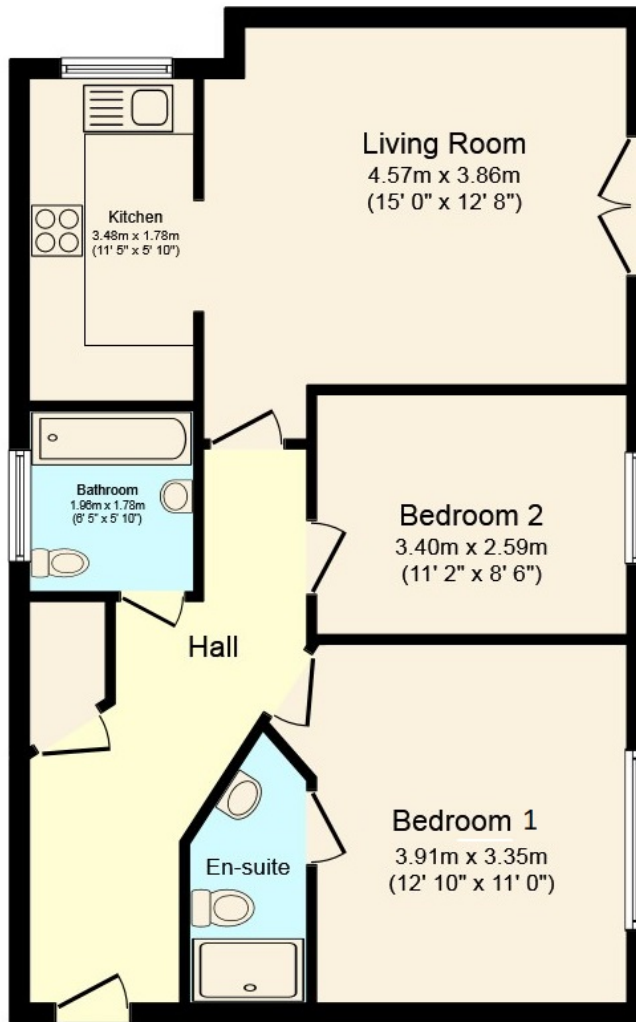
Broadband

Up to 67 Mbps

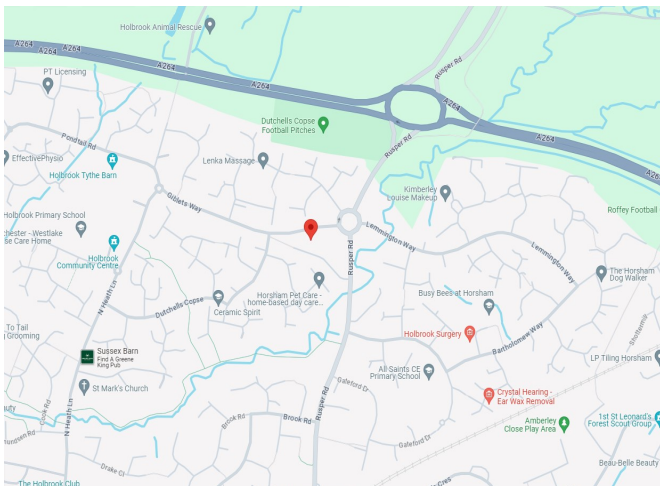


Council Tax

Band D



Map Location



Total Approximate Floor Area
721 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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	

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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