



41 Wallis Way
Horsham, West Sussex, RH13 6SS
Guide Price £210,000 Share of the Freehold



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A purpose built first floor apartment situated on the popular Wallis Way development. The property offers well-presented living accommodation which comprises two bedrooms, one of which has a dressing area with wardrobe and wash hand basin, a spacious living room, a fitted kitchen and a modern bathroom. The property has all electric heating, double glazed windows, and outside there are communal grounds with allocated parking. Nearby, there is a useful parade of local shops and convenience stores, and Wallis Way is on a local bus route into Horsham town which is approximately 1½ miles distant and offers a comprehensive range of shopping, sporting and leisure facilities. Offered to the market with the benefit of no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Entrance Hall

A welcoming entrance area with high-level fuse board, telephone entry system, and a glazed panel door leading through to the living room. There are further doors to both bedrooms, the bathroom, and a large storage cupboard providing useful space for coats and household items.

Living Room

A bright and well-proportioned living/dining room with a rear aspect window overlooking the communal gardens. The room features an electric storage heater, an arched opening with mirror and vanity light, and a door leading through to the kitchen.

Kitchen

Fitted with a range of eye and base level cabinets and drawers with contrasting worktops, a stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a cooker with extractor hood over, and space for a fridge/freezer. A rear aspect window provides a pleasant outlook over the communal gardens.

Bedroom 1

A generous double bedroom with a front aspect window and electric heater. An arched opening leads to a dressing area with fitted wardrobe and a wash hand basin with mixer tap, mirror, and vanity light.

Bedroom 2

A spacious single bedroom with front aspect window, electric heater, and fitted wardrobe.

Bathroom

A modern suite comprising an enclosed panel bath with bath mixer taps and shower over, a vanity wash hand basin with mixer tap and storage beneath, and a low-level WC with dual flush. There is also a high-level electric heater, airing cupboard housing the hot and cold water tanks, and an obscured glazed window.

OUTSIDE

Surrounding the property are communal grounds, an allocated parking space, and ample visitors parking spaces.

Additional Information

Lease Length - 125 Years from 01/01/1986 - With a share of freehold

Service Charge - £1466.99 per annum

Ground Rent - Peppercorn

Council Tax Band - C

Agent's 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 may not have necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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