



Connells

South Holmes Road  
Horsham



### Property Description

We are delighted to bring to the market this first floor one bedroom flat with local shops and schools close. The property comprises of a great size Lounge that can easily be used as both an area to relax and a dining area. The kitchen has plenty of worktop and cupboard space, as well as space for a large fridge freezer and cooker. The bedroom is large enough for both a double bed and a dressing table, and is well complimented with the large window allowing natural light to pour in. The balcony located to the rear of the property allows for perfect space to enjoy a coffee in the morning or a peaceful drink in the evening. This property is offered with NO ONWARD CHAIN. Call us on 01403 256331 to book your appointment.

### Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

### Lounge

12' 1" (max) x 11' 10" (max) ( 3.68m (max) x

3.61m (max) )

Double rear aspect window and double glazed door to balcony and small window to side.

### Kitchen

11' 10" (max) x 10' 2" (max) ( 3.61m (max) x 3.10m (max) )

Fitted laminated wall and base units. Space for washing machine, fridge freezer and cooker. Large double glazed window to front.

### Bedroom

12' (max) x 9' 6" (max) ( 3.66m (max) x 2.90m (max) )

Double glazed window to rear.

### Bathroom

Bath with mixer taps including shower head. Low level WC and hand basin.

### Balcony

11' 9" (max) x 4' 10" (max) ( 3.58m (max) x 1.47m (max) )

Lovely outdoor space enabling you to enjoy a coffee in the morning or a peaceful drink in the evening.





To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/HSH406700](https://www.connells.co.uk/Property/HSH406700)**

This is a Leasehold property with details as follows; Term of Lease 135 years from 01 Jan 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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