



Connells

Timms Close
Horsham



Property Description

This modern second floor apartment, located in a popular area of Horsham is offered with either a 75% or 100% share.

As you arrive parking is easily found with the allocated parking and multiple visitors spaces. The communal entrance offers security with a video entry phone system within the flat.

The entrance hall provides several large storage cupboards and leads you through to the large open plan living space. With dual aspect windows this is the perfect space to sit and relax or chat to friends and family. If you love to entertain the modern fitted kitchen has plentiful worktops and cupboard space. There are two double bedrooms along with the family bathroom.

The flat is located within a mile of both Horsham and Littlehaven train stations and Horsham Park is less than a mile with the Pavilions Leisure Centre and the wonderful Kaya in the Park. Horsham town centre is within walking distance with its abundance of shops and restaurants to enjoy.

Call us on 01403 256331 to book your viewing.

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.

Communal Area

The communal entrance offers security and there is a video entry system within the flat.

Hall

Access to all rooms from the hallway with several large storage cupboards.

Open Plan Kitchen / Living Room

23' 6" (max) x 15' (max)

7.16m (max) x 4.57m (max)

LIVING ROOM

Double aspect window making the room very light and airy.

KITCHEN

Fully fitted kitchen with plenty of wall and base units. Integral Fridge / Freezer, space for washing machine, gas hob, electric oven with extractor, single stainless steel sink with drainer.

Bedroom 1

13' (max) x 8' 8" (max)

3.96m (max) x 2.64m (max)

Double bedroom with built in wardrobe.

Bedroom 2

13' 1" (max) x 8' 8" (max)

3.99m (max) x 2.64m (max)

Double bedroom

Bathroom

Bath with shower over, WC, and pedestal wash basin.

External

Allocated parking space with visitor spaces available. Communal garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/HS406683](https://www.connells.co.uk/Property/HS406683)

This is a Leasehold property with details as follows; Term of Lease 118 years from 26 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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