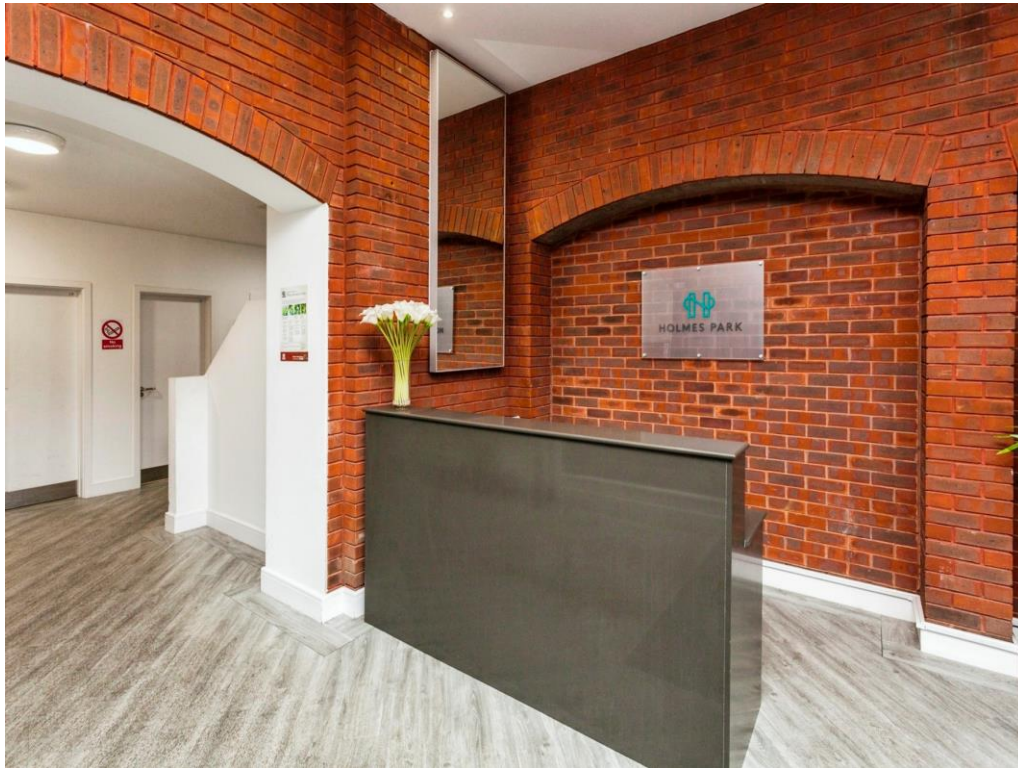




Connells

Holmes Park North Street
Horsham



Property Description

This beautifully presented first floor studio apartment is perfect for someone looking to be right within Horsham town centre that can benefit from being just a short walk away from Horsham station. As well as this you have local shops, schools, pubs and leisure centres all local. The property itself would make a perfect first time or investment purchase, offering a strong rental opportunity. Being built in 2019, the property has various modern aspects including; double glazed windows throughout, zonal underfloor heating and a range of integrated appliances. A partially tiled bathroom complimented with ample storage and a shower over bath completes the internal accommodation. The communal areas of the building are kept to a supremely high standard with a lift that allows access to all floors. To arrange a viewing please contact Connells on 01403 256331.

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.

Hall

Video entry phone, storage cupboard.

Open Plan Kitchen /living Room

11' 1" (max) x 14' 10" (max) (3.38m (max) x 4.52m (max))

STUDIO

Double aspect windows allowing lots of light in the room. Numerous plug sockets and TV socket.

KITCHEN

Modern kitchen with integrated appliances and wall and base units.

LIVING AREA

Space for sofa and cabinets. Zonal underfloor heating and storage cupboard.

Wood effect flooring throughout.

Bedroom Area

8' 5" (max) x 10' 1" (max) (2.57m (max) x 3.07m (max))

Separate bedroom area with a number of plug sockets and TV point.

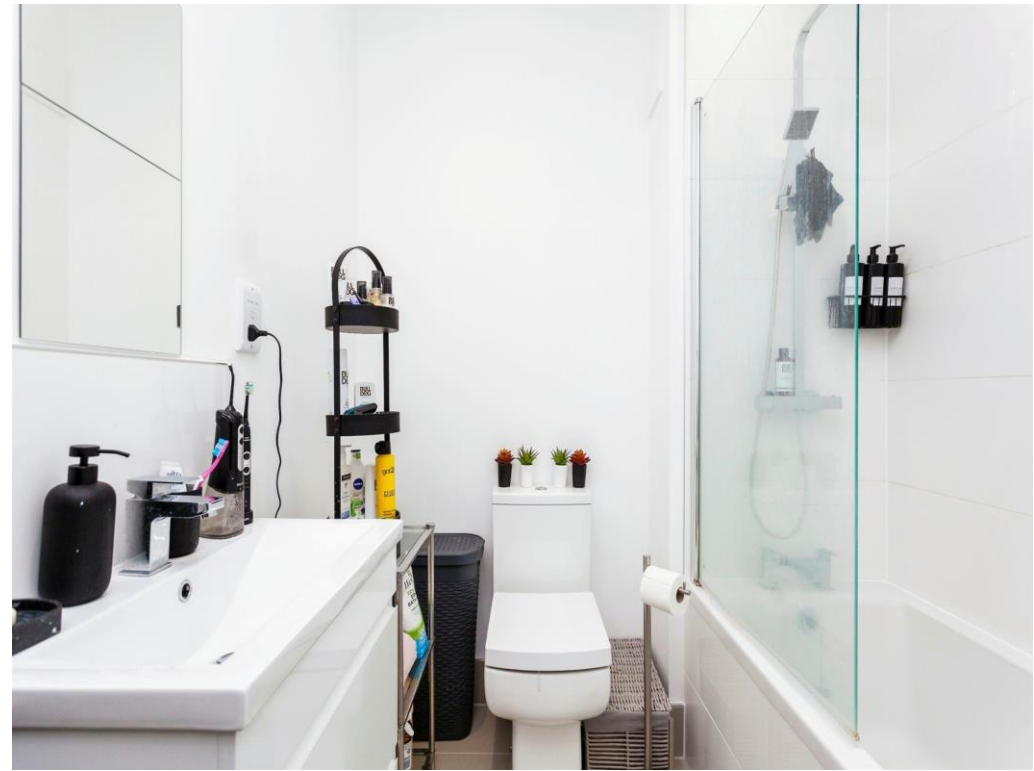
Bathroom

5' 9" (max) x 10' 1" (max) (1.75m (max) x 3.07m (max))

External

External

Allocated parking space in underground car park.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
HORSHAM RH12 1EE

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH406608

This is a Leasehold property with details as follows; Term of Lease 126 years from 24 Jun 2018. 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.

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH406608 - 0005