



Connells

Coltsfoot Drive
Horsham



Property Description

We are pleased to offer for sale this generously sized maisonette situated in a sought after location. Ideal first time purchase or investment. The spacious accommodation comprises front door to entrance hall with doors opening into a large lounge, dual aspect kitchen, bedroom 1 with door to ensuite with low level W.C. and wash hand basin, two further double bedrooms and a shower room. Located above a parade of shops including a newsagents, take away and hairdressers. To the rear is allocated parking for one vehicle and access stairs to the property. The property lies under two miles from Horsham town centre and the mainline railway station and also convenient for Littlehaven railway station. The property offers easy access to the A24 and A264 with additional access to the M23, M25 and Gatwick airport.



Lounge

19' 8" (Max) x 14' 6" (Max) (5.99m (Max) x 4.42m (Max))

Kitchen

14' 5" (Max) x 10' 9" (Max) (4.39m (Max) x 3.28m (Max))

Bedroom 1

10' 4" (Max) x 10' 1" (Max) (3.15m (Max) x 3.07m (Max))

En-Suite

Bedroom 2

9' 6" (Max) x 14' 6" (Max) (2.90m (Max) x 4.42m (Max))

Bedroom 3

9' 8" (Max) x 10' 5" (Max) (2.95m (Max) x 3.17m (Max))

Shower Room

6' 7" (Max) x 7' 9" (Max) (2.01m (Max) x 2.36m (Max))

Parking









Ground Floor

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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/HSH406464

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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