



DULCIMA HOUSE  
1-22

**CORAL**

HALIFAX

16

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### Property Description

A Double bedroom top floor apartment located in the heart of Horsham Town Centre overlooking the Carfax. This ideal first time purchase or investment property comprises an entrance hall with a built in cupboard, leading on to a dual aspect open plan living area with an open plan fully fitted kitchen including fridge/freezer, dishwasher, electric oven, hob and extractor, good size bedroom with built in double wardrobe. Modern bathroom with bath and shower, sink, low level w.c. Airing cupboard housing Megaflow hot water tank and a washer/dryer. The property benefits from having double glazing, slimline electric radiators and a secure video entry phone system. Having been consistently rented out in its current ownership, the property would be a great start to a lettings portfolio or great addition to a current one. No Onward Chain.

### Kitchen / Reception Room

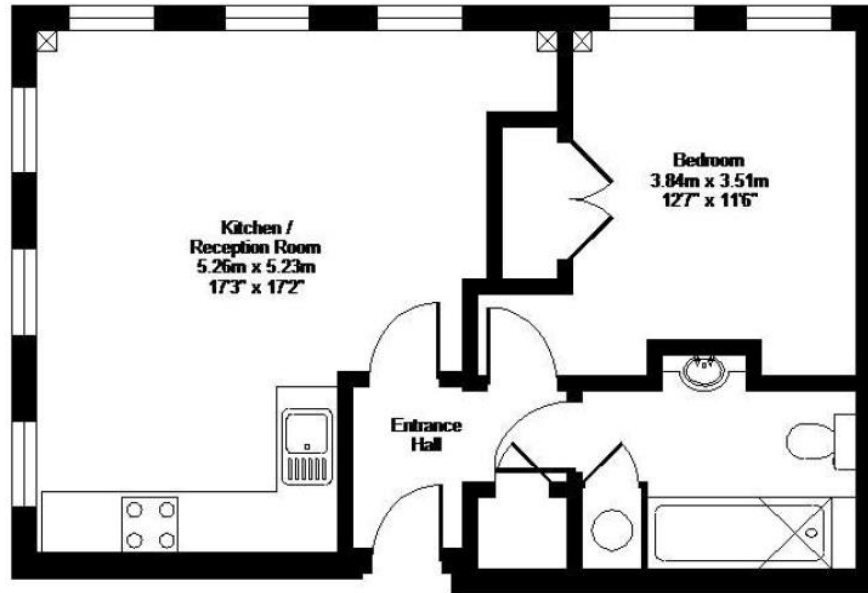
17' 3" max x 17' 2" max ( 5.26m max x 5.23m max )

### Bedroom

12' 7" max x 11' 6" max ( 3.84m max x 3.51m max )







**SECOND FLOOR**

## **Carfax, Horsham, RH12**

**APPROX. GROSS INTERNAL FLOOR AREA 474 SQ FT 44 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold

To view this property please contact Connells on

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**EPC Rating: Awaiting**

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.

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