







### Property Description

A rarely available first floor maisonette located in a popular residential area within walking distance of Horsham town centre and main line railway station. The accommodation comprises entrance hall with stairs to the landing, doors to lounge/dining room, bedrooms 1 and 2, kitchen with a range of cupboards and working surfaces and a bathroom.

Outside the property offers a private being mainly laid to lawn with outbuildings, gated access leads to the 2 off-road parking spaces. Connells highly recommend an internal inspection of this property.

### 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.





## Stairs To First Floor

## Landing

## Lounge / Dining Room

13' 5" (max) x 17' 8" (max)  
(4.09m (max) x 5.38m (max))

## Kitchen

9' 6" (max) x 9' 4" (max)  
(2.90m (max) x 2.84m (max))

## Bedroom 1

12' 9" (max) x 10' 8" (max)  
(3.89m (max) x 3.25m (max))

## Bedroom 2

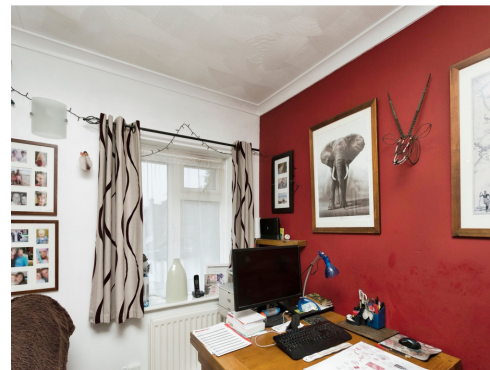
13' 4" (max) x 9' 4" (max)  
(3.96m (max) x 2.84m (max))

## Bathroom

## External

## Rear Garden

## Driveway for 2 cars















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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 166 years from 19 Jan 2025. 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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Property Ref: HSH406976 - 0003