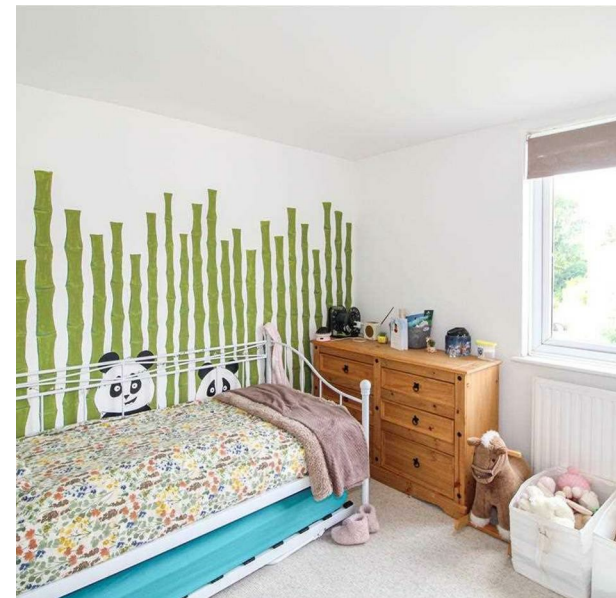


**The Gables, Wimblehurst Road, Horsham, RH12 2EE**

**Price Guide £300,000**

**Council Tax Band: C**





LOCATION

We are delighted to bring to the market this two double bedroom property in central location in Horsham. The Gables is a small development situated off Wimblehurst Road, it is 0.5 mile to both Horsham and Littlehaven stations and is also within walking distance of the town centre with its wealth of cafes, shops and restaurants.

PROPERTY

You enter this property into a lobby area where there is space to remove shoes and store coats, you are then into the open plan kitchen/dining/living space. The kitchen is at the front of the property with a range of white, gloss base and wall units, there is a good space for a dining table before it opens up into a living area, with large patio doors leading out to the garden. Upstairs are two double bedrooms and a bathroom. This property is neutrally decorated throughout, it has excellent storage with three large built-in cupboards and an internal viewing is highly recommended.

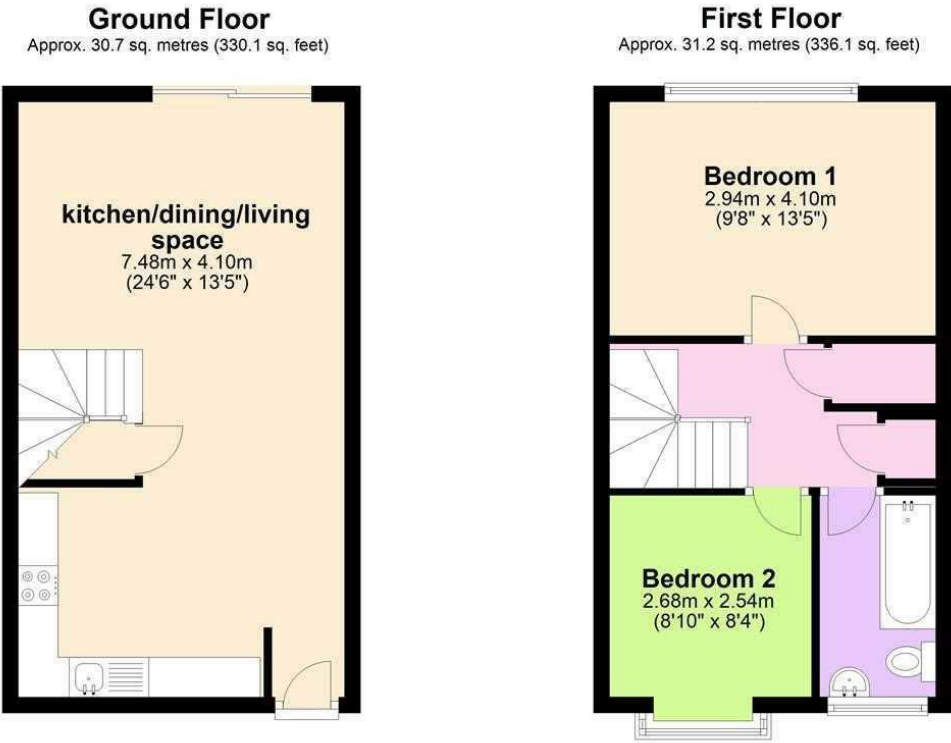
OUTSIDE

The rear garden is mainly laid to lawn with rear gate out into the residents parking area. There is also a garage en-bloc.

Tenure – Leasehold - Lease Term: 999 years from 4th March 1965 (940 years remaining) with a £300 per annum ground rent payable for upkeep of the communal areas.



Open House Horsham



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

Total measurements include garage  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	