



Chart Way, Horsham, West Sussex, RH12 1QB



woodlands



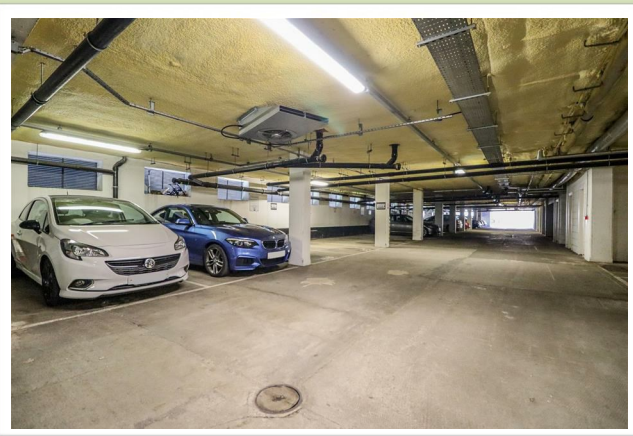
Positioned in the heart of the vibrant market town of Horsham, this beautifully presented and spacious two double bedroom upper-ground floor apartment, is available for sale with no onward chain and is likely to appeal to a host of buyers. From those wishing to make use of the central location, being just moments away from independent shops, major high street retails, bars, cafes and restaurants, to those looking for excellent access to Horsham mainline station, whilst being just a short stroll to Horsham park with its abundance of green space and leisure activities- you can see why so many would choose to settle down here. Equally, this would make a fantastic investment opportunity, commanding a strong yield in a sought-after development.

Secure gated access leads to covered ground level parking area with allocated spaces. A lift provides access to the upper-ground floor lobby and impressive central atrium, filling the striking modern architecture with natural light.

A private front door leads into a hallway with cupboard. The main living space is of an open-plan design. Beautifully presented, and a generous size. The kitchen is fitted with an excellent range of high quality base and wall units and fitted appliances.

The principal bedroom is a large double with space for freestanding furniture and leads to an impressive ensuite shower room. The second bedroom is accessed from the hallway and is also a good sized double with space for freestanding furniture. A well-designed bathroom with shower over the bath, tiled flooring and walls completes the internal accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**FRONT DOOR TO:**

**ENTRANCE HALL 3'11" x 11'11" (1.19m x 3.63m)**

**LIVING/KITCHEN AREA 13'09" x 23'01" (4.19m x 7.04m)**

**BEDROOM ONE 8'10" x 17'02" (2.69m x 5.23m)**

**EN-SUITE 8'09" x 5'05" (2.67m x 1.65m)**

**BEDROOM TWO 9'06" x 11'05" (2.90m x 3.48m)**

**BATHROOM 8'08" x 11'04" (2.64m x 3.45m)**

**SECURE GATED UNDERGROUND PARKING**

**OUTGOINGS**

**LEASE LENGTH: 117 YEARS REMAINING**

**SERVICE CHARGE: £629.24 PER QUARTER**

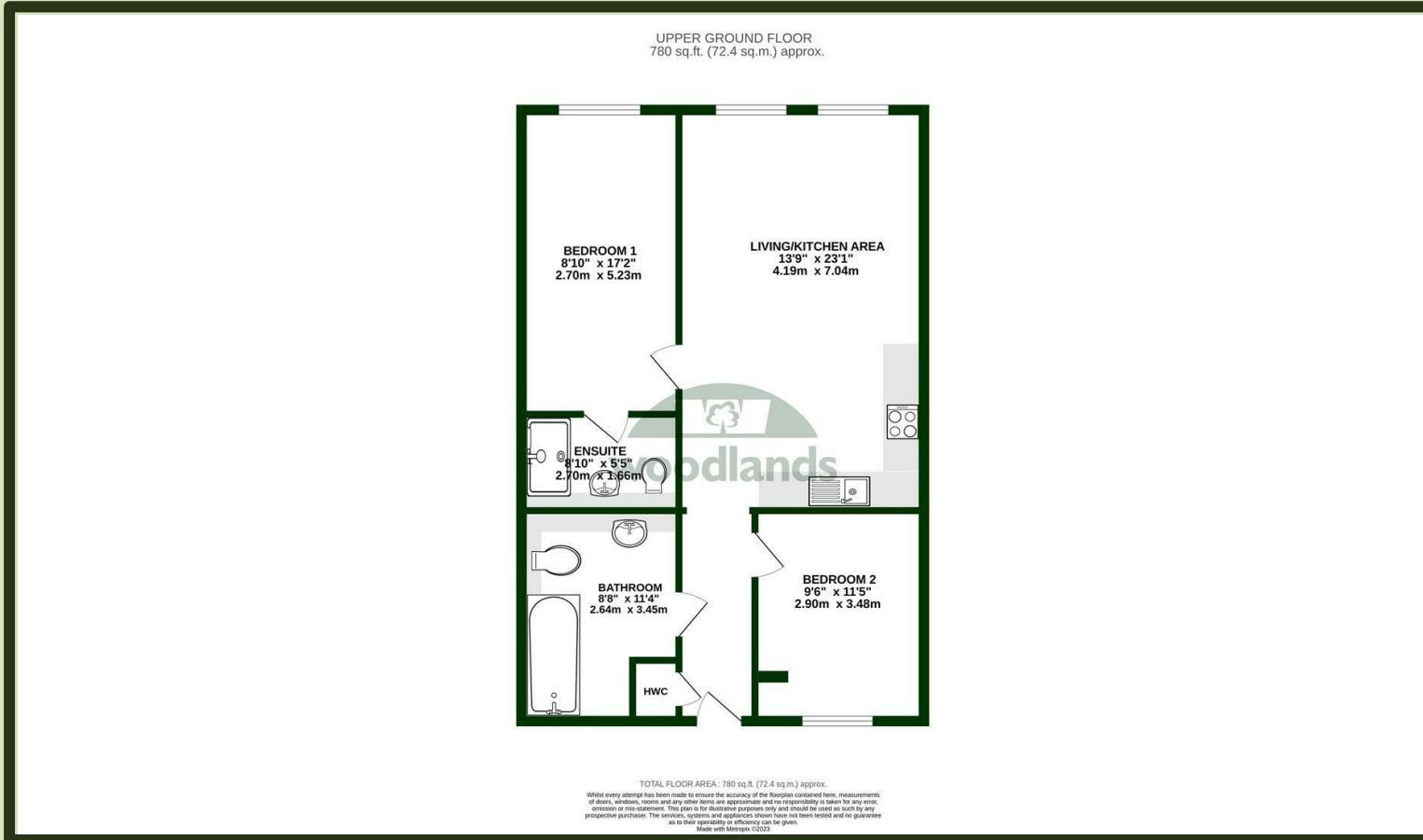
**GROUND RENT: £350.00 PER ANNUM.**

**GROUND RENT INCREASES TO £700 PA IN JAN 2025**

**NO ONWARD CHAIN**



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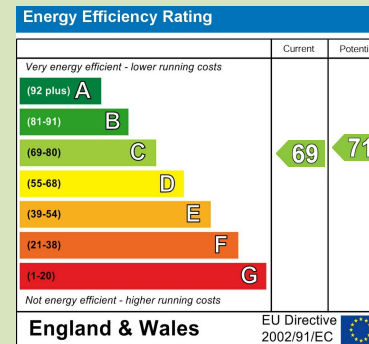
LOCATION: The property is centrally located offering excellent access for shops, amenities and Horsham train station, which has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the recently developed Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There is also excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

COUNCIL TAX: C.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.