



Spencers Road, Horsham, West Sussex, RH12 2JQ



woodlands



Positioned in one of the most sought-after locations in Horsham, this attractive two bedroom first floor maisonette is nestled within a quiet cul-de-sac of similar properties and is just a short walk away from Horsham Park and The Rec playing fields, it is an ideal location to allow the new owners to enjoy the abundant greenspace this area has to offer whilst also being within easy walking distance of Horsham town centre with its excellent amenities, shops bars and restaurants, and the mainline train station. Both Trafalgar infant and Greenway primary schools are just around the corner too- you can see why so many people choose to settle down here.

A communal parking area within the cul-de-sac leads to a footpath and external stairs leading to the front door. The accommodation comprises a bright living room finished in modern tones with a feature bay window. The kitchen space has a range of base and wall units, freestanding appliances included in the sale, and tiled flooring.

The main bedroom is a spacious double, with fitted mirrored wardrobes, the second bedroom is a small double also benefitting from fitted wardrobes. Completing the internal accommodation is a bathroom with electric shower over the bath, and a small storage cupboard in the hallway. The loft is a generous size and mostly boarded providing plenty of storage space and houses a modern boiler.



A real highlight of the property is a large south-west facing private garden area. Mostly laid to lawn and fenced with a small patio area, a brick BBQ and shed providing a welcome outdoor space for the owner to enjoy entertaining and al-fresco dining in the summer months.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**EXTERNAL STAIRS TO:**

**FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**STORAGE/AIRING CUPBOARD**

**LIVING ROOM 10'04" x 12'04" (3.15m x 3.76m)**

**KITCHEN 7'05" x 5'11" (2.26m x 1.80m)**

**BEDROOM ONE 10'04" x 11'11" (3.15m x 3.63m)**

**BEDROOM TWO 9'07" incl wrdbs x 8'07" (2.92m incl wrdbs x 2.62m)**

**BATHROOM 6'03" x 5'06" (1.91m x 1.68m)**

**OUTSIDE**

**SOUTH WEST FACING GARDEN**

**OUTGOINGS**

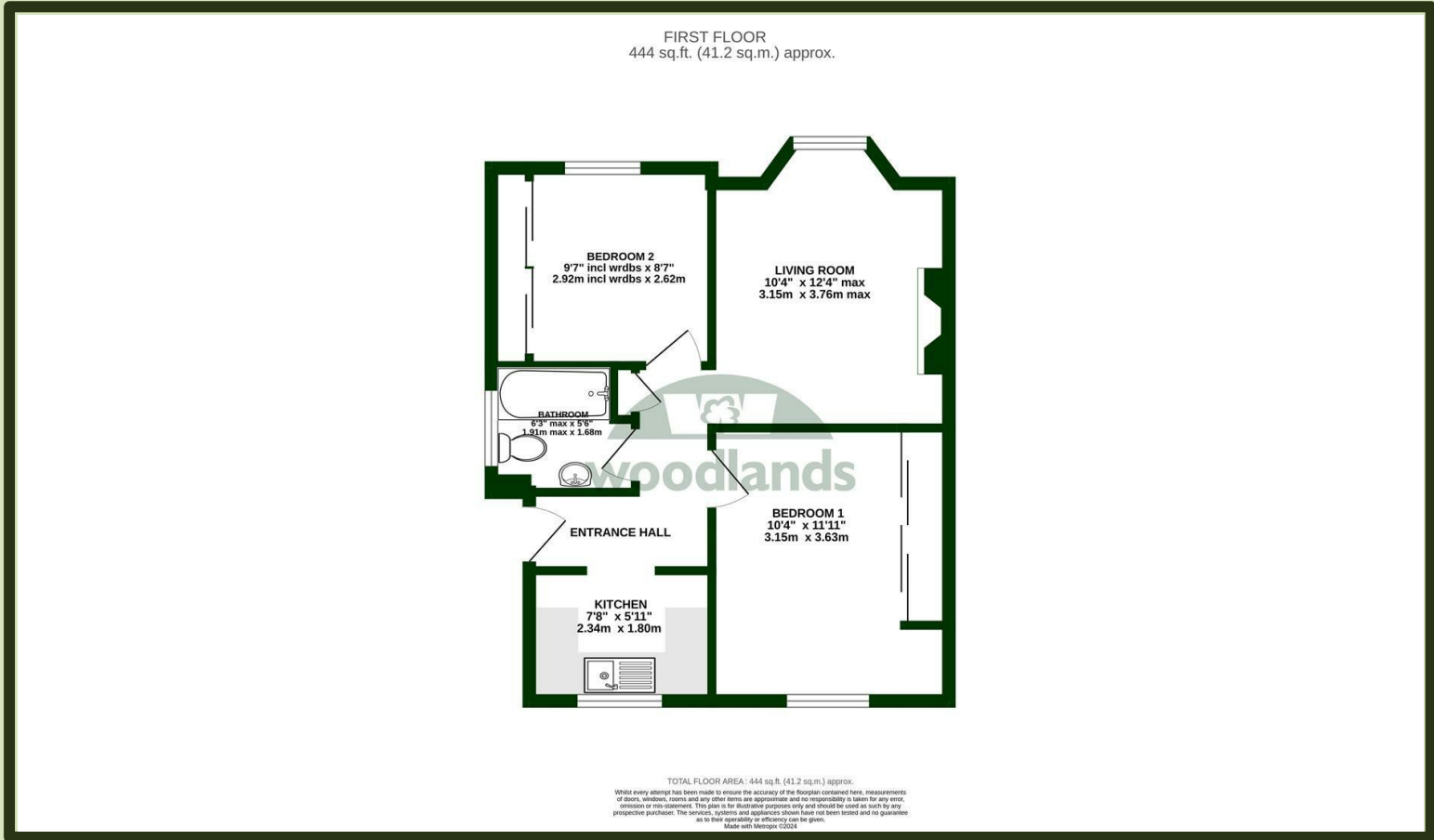
**LEASE LENGTH: 118 YEARS**

**SERVICE CHARGE: £115.00 PER ANNUM**

**GROUND RENT: £313.99 PER ANNUM**



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**LOCATION:** Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

**DIRECTIONS:** From Horsham town centre proceed in a Westerly direction along The Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the second left into Greenway, then first right into Churchill Avenue. Take the first right into Spencers Road where the property can be found on the right hand side in a small cul-de-sac circle.

**COUNCIL TAX:** Band B.

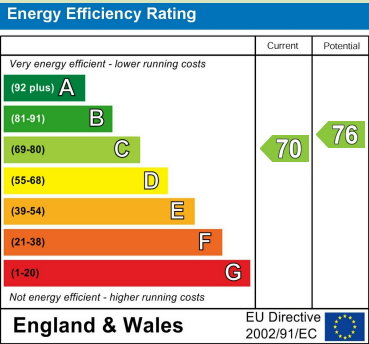
**EPC Rating:** C.

**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.