



Brighton Road (incorporating 2 Arthur Road), Horsham, RH13 5BD



woodlands



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,100,000.

An excellent opportunity for an investor to purchase a unique development of two freehold properties in the heart of the vibrant market town of Horsham. The two properties are divided into 8 apartments that are currently fully tenanted, providing a healthy yield but with excellent potential to modernise the apartments and communal areas to create a stronger annual rental return, making this the perfect property investment.

19 Brighton Road features a spacious two double-bedroom ground floor apartment with private rear access. A communal hallways leads to two one-bedroom apartments and a one bedroom maisonette.

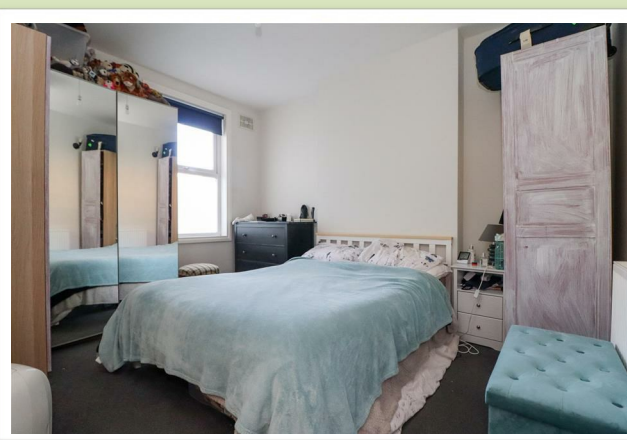
2 Arthur Road consists of a spacious garden flat with private entrance, and a communal entrance leading to a one-bedroom maisonette, and two one-bedroom apartments. These properties benefit from 7 parking spaces.

Within easy reach of Gatwick Airport, and benefitting from main line train station providing direct access to London, Horsham benefits from excellent schools, leisure facilities and amenities, whilst being surrounded by beautiful Sussex countryside, making this such a desirable location. Just a short walk from the properties is the main shopping district with an excellent range of independent shops and boutiques alongside major high street retailers. There are fabulous bars and restaurants to enjoy evenings out and entertainment spots for children.

COUNCIL TAX: 19a Brighton Road: B. 19b Brighton Road: B. 19c Brighton Road: B. 19d Brighton Road: A. Flat A 2 Arthur Road: B. Flat B 2 Arthur Road: B. The Garden Flat: B. The Maisonette: B.

EPC Rating: 19a Brighton Road: D. 19b Brighton Road: C. 19c Brighton Road: C. 19d Brighton Road: C. Flat A 2 Arthur Road: C. Flat B 2 Arthur Road: D. The Garden Flat: C. The Maisonette: C.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FLAT 19a BRIGHTON ROAD (ground floor):

LIVING ROOM 14'05" x 10'09" (4.39m x 3.28m)

KITCHEN 8'04" x 5'07" (2.54m x 1.70m)

BEDROOM ONE 17'03" x 12'06" (5.26m x 3.81m)

BATHROOM 11'06" x 4'04" (3.51m x 1.32m)

FLAT 19b BRIGHTON ROAD (1st floor):

LIVING ROOM 14'07" x 9'10" (4.45m x 3.00m)

OPEN PLAN TO KITCHEN 9'0" x 5'0" (2.74m x 1.52m)

BEDROOM 10'11" x 7'01" (3.33m x 2.16m)

SHOWER ROOM 8'01" x 4'01" (2.46m x 1.24m)

FLAT 19c BRIGHTON ROAD (1st & 2nd floor):

OPEN PLAN LIVING ROOM/KITCHEN 17'03" x 15'02" (5.26m x 4.62m)

BEDROOM 11'05" x 14'0" (3.48m x 4.27m)

SHOWER ROOM 2'04" x 9'05" (0.71m x 2.87m)

FLAT 19d BRIGHTON ROAD (2nd floor):

OPEN PLAN LIVING ROOM/KITCHEN 14'06" x 12'08" (4.42m x 3.86m)

BEDROOM 9'08" x 9'03" (2.95m x 2.82m)

BATHROOM 8'0" x 4'11" (2.44m x 1.50m)

GARDEN FLAT, ARTHUR ROAD (ground floor):

LIVING ROOM 9'02" x 14'03" (2.79m x 4.34m)

KITCHEN 7'04" x 5'09" (2.24m x 1.75m)

BEDROOM 8'01" x 10'07" (2.46m x 3.23m)

SHOWER ROOM 4'07" x 6'08" (1.40m x 2.03m)

THE MAISONETTE, ARTHUR ROAD (Grd & 1st floor):

BEDROOM 8'09" x 11'0" (2.67m x 3.35m)

SHOWER ROOM 3'0" x 8'01" (0.91m x 2.46m)

OPEN PLAN LIVING ROOM/KITCHEN 8'10" x 14'02" (2.69m x 4.32m)

FLAT A, ARTHUR ROAD (1st floor):

LIVING ROOM 11'01" x 11'04" (3.38m x 3.45m)

KITCHEN 5'08" x 7'04" (1.73m x 2.24m)

BEDROOM 8'01" x 10'08" (2.46m x 3.25m)

BATHROOM 4'06" x 7'01" (1.37m x 2.16m)

FLAT B, ARTHUR ROAD (2nd floor):

LIVING ROOM 16'11" x 11'06" (5.16m x 3.51m)

KITCHEN 5'04" x 8'02" (1.63m x 2.49m)

BEDROOM 10'11" x 11'0" (3.33m x 3.35m)

BATHROOM 4'07" x 7'04" (1.40m x 2.24m)



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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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.