



Garden Place, Hawthorn Close, Horsham, West Sussex, RH12 2BD







Located in a popular residential road, and affording a good degree of privacy surrounded by mature grounds this spacious two double bedroom apartment is bound to appeal to a host of buyers.

The property has recently had some updated decorating and flooring making it a very welcoming space but also offers the new owners' scope to update the bathroom and kitchen if desired, to put their own stamp on the design.

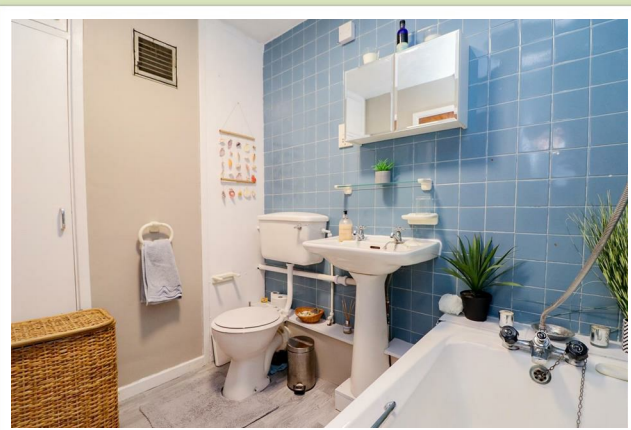
The property is located on the second floor (top floor) and benefitting from the use of a balcony off the living room as well as use of the communal gardens. This is a very popular area of Horsham- within easy walking distance of the town centre, with its delightful high street of boutique independent shops and excellent range of restaurants and bars. Horsham park is also just a few minutes walk away with the pavilions in the park leisure centre and plenty of green space to enjoy.

The property benefits from a long lease and a garage in a block in this established, well managed estate. A communal hallway leads to stairs up to the second floor. The front door leads into a small entrance hall providing space to hang coats and store shoes and this leads through to the spacious living/dining room. This room is filled with light with a full wall of glazing and a door leading out to a balcony to enjoy some welcome outside space. The kitchen is presented with a good range of base and wall units an integrated oven and gas hob as well as space for freestanding appliances.

Both bedrooms are comfortable doubles with the smaller bedroom making use of a built-in storage cupboard with a family bathroom completing the internal accommodation.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO:**

**SECOND FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL 7'06" x 3'10" (2.29m x 1.17m)**

**LIVING/DINING ROOM 10'11" x 18'09" (3.33m x 5.72m)**

**BALCONY 10'05" x 3'09" (3.18m x 1.14m)**

**INNER HALL 10'08" x 2'10" (3.25m x 0.86m)**

**KITCHEN 6'10" x 10'11" (2.08m x 3.33m)**

**BEDROOM ONE 12'0" x 10'11" (3.66m x 3.33m)**

**BEDROOM TWO 8'03" x 9'02" (2.51m x 2.79m)**

**BATHROOM 6'11" x 5'11" (2.11m x 1.80m)**

**OUTSIDE**

**COMMUNAL GARDENS**

**GARAGE IN A BLOCK 9'0" x 16'0" (2.74m x 4.88m)**

**OUTGOINGS**

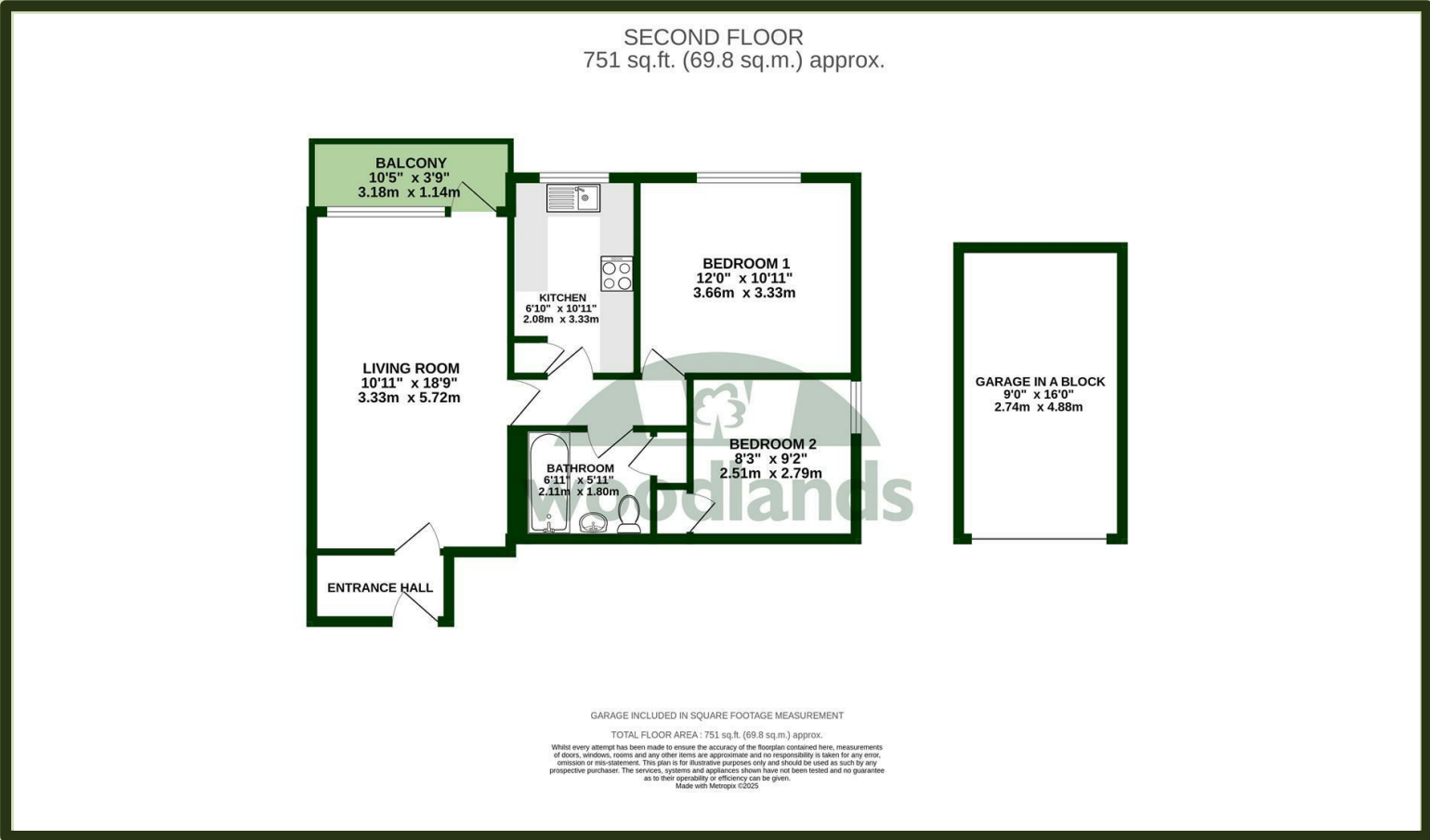
**LEASE TERM: 999 YEARS (997 YEARS REMAINING)**

**SERVICE CHARGE: £1,368 PER ANNUM**

**GROUND RENT: NONE PAYABLE**



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**LOCATION:** The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is the redeveloped Piries Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Schools, Farlington Girls School, Pennthorpe and Cottesmore.

**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights onto Albion Way. Go straight over the roundabout and at the set of traffic lights, turn right onto Springfield Road. Proceed along this road and at the second set of traffic lights turn right into Wimblehurst Road. Take the first left into Ashleigh Road and first left again into Hawthorn Close. Garden Place will be found at the end on the right hand side.

**COUNCIL TAX:** Band C.

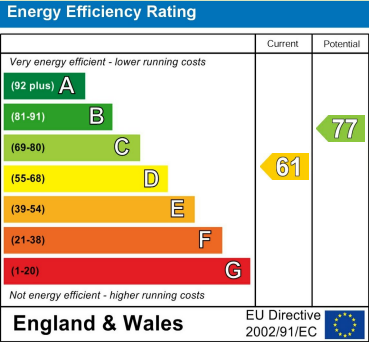
**EPC Rating:** D.

**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**

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**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.