



Rivermead, Worthing Road, Horsham, West Sussex, RH12 1SP





Brought to the market with a newly extended lease on completion, and situated in a prime central-Horsham location this spacious two double bedroom maisonette is sold with no onwads chain and is likely to appeal to a host of buyers.

Just a short stroll to the shops, this cul-de-sac position is great for those who want to benefit from town centre living but don't want to compromise on space. Horsham is a vibrant market town with an excellent range of bars and restaurants, independent shops and major high street retailers- you can see why so many people look to settle down roots here!

Accessed by steps leading up to the front door. A set of stairs leads to the first floor and into the main living space of this well-appointed apartment. The bright and spacious living-dining room is filled with natural light thanks to the large double-glazed window and glazed door leading out to your own private balcony giving the new owners some welcome outdoor space to enjoy in the summer months. Off the living room is a generous kitchen/breakfast room with a pantry cupboard and a range of base and wall units. The kitchen has an integrated oven and gas hob, a breakfast bar for informal dining,

Both bedrooms are comfortable doubles, with the principal bedroom being particularly spacious situated to the rear of the property for a particularly private and quiet aspect. A well-presented, part-tiled bathroom with fully fitted suite completes the internal accommodation.

The property comes with a garage in a block and residents can apply for a parking permit for additional on-street parking.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

STAIRS TO:

FIRST FLOOR

LIVING/DINING ROOM 15'07" x 16'09" (4.75m x 5.11m)

KITCHEN 8'11" x 13'03" (2.72m x 4.04m)

BEDROOM ONE 12'04" x 13'05" (3.76m x 4.09m)

BEDROOM TWO 14'06" x 9'08" (4.42m x 2.95m)

BATHROOM 5'06" x 6'08" (1.68m x 2.03m)

OUTSIDE

GARAGE IN A BLOCK

OUTGOINGS

LEASE LENGTH: 125 YEARS ON COMPLETION

SERVICE CHARGE: NONE - SELF MANAGED

GROUND RENT: MOVING TO PEPPERCORN

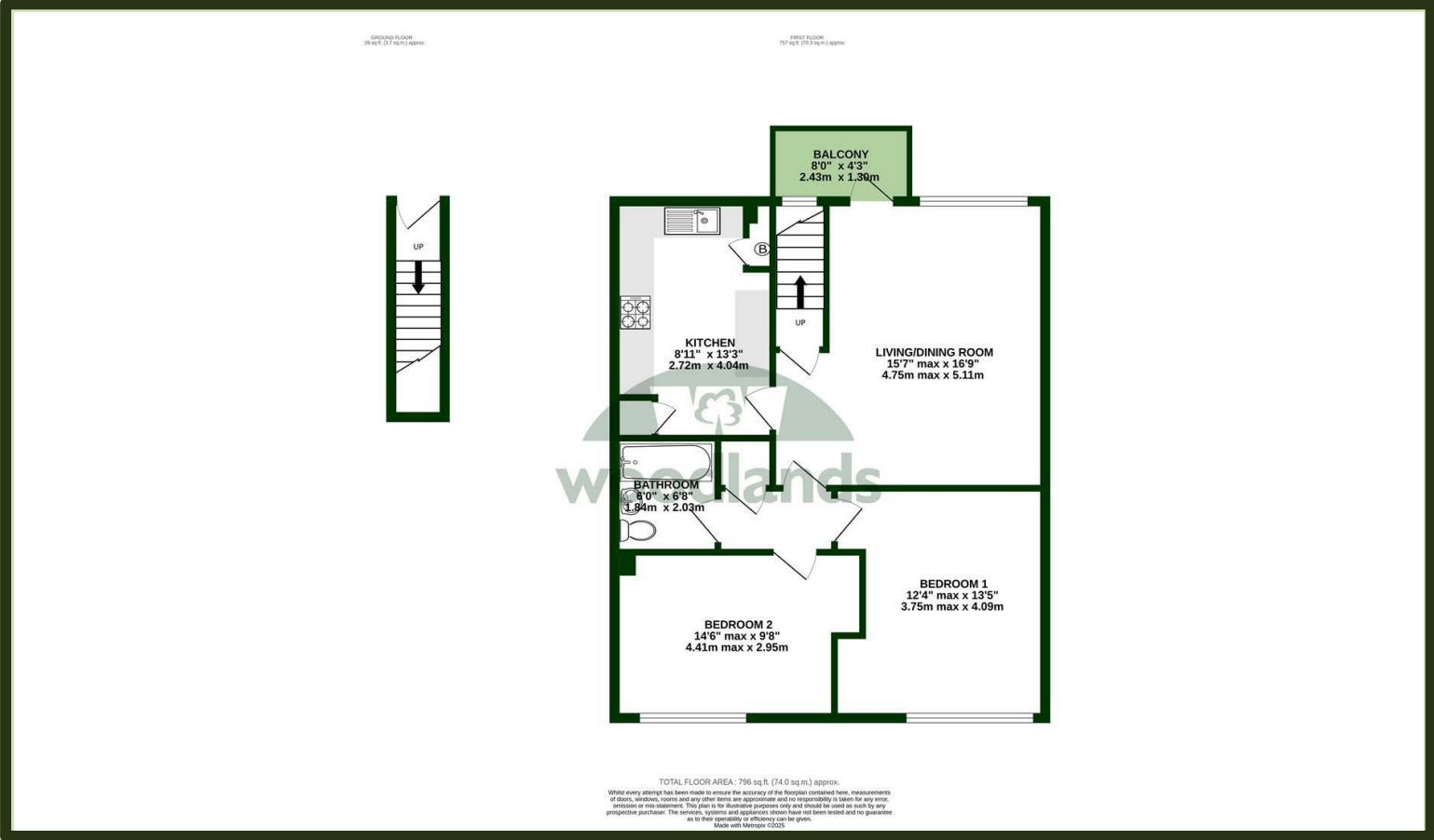
NO ONWARD CHAIN



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Tel: 01403 270270



DIRECTIONS: From Horsham town centre take the Worthing Road towards Southwater. Follow the road along a short distance and just after the turning into Rivermead, Tanbridge Park can be found on the right hand side.

COUNCIL TAX: Band C.

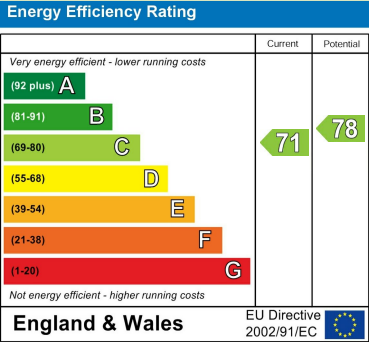
EPC Rating: C.

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.