



Wimblehurst Court, Wimblehurst Road, Horsham, RH12 2AQ





Positioned on the highly sought-after west side of Horsham, this appealing ground floor home enjoys an enviable setting - just a short distance from the town's vibrant centre, it's main line station with direct connections to London, as well as bus stops close by linking public transport with ease.

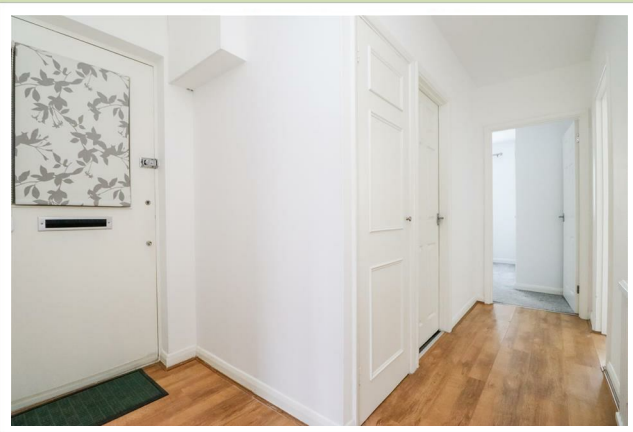
Horsham is an incredibly popular town, offering a wealth of independent shops, bars and restaurants, major high street retailers, and excellent amenities while several well-regarded schools - Greenway Academy, Trafalgar Community Infant School, Tanbridge House Secondary and Collyers Sixth form - are all comfortably within walking distance.

The property benefits from having a share of the freehold and is both thoughtfully arranged and generously sized. The flat features two double bedrooms and attractive outlooks across beautifully maintained communal gardens. The accommodation has been designed to flow seamlessly, particularly through the open-plan kitchen, dining and living areas which create a sociable and versatile central hub. A modern, well-equipped kitchen provides ample preparation space, integrated appliances and a stylish breakfast counter, making it an enjoyable space for everyday cooking and hosting.

There is plentiful storage throughout, including substantial built-in cupboards and wardrobes, while practical touches such as double-glazed windows, gas-fired central heating, and a modern bathroom with airing cupboard to ensure the property is ready for its next owner to move straight in.

Nestled away from the main road, the flat enjoys a peaceful position with excellent natural light and a strong connection to the gardens, visible from the large feature window in the living room. It offers all the advantages of ground-floor living in a calm and established residential setting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 12'08" x 7'04" (3.86m x 2.24m)

OPEN PLAN KITCHEN/LIVING AREA 19'05" x 16'09" (5.92m x 5.11m)

BEDROOM ONE 14'10" x 9'01" (4.52m x 2.77m)

BEDROOM TWO 10'07" x 9'10" (3.23m x 3.00m)

BATHROOM 6'01" x 6'03" (1.85m x 1.91m)

OUTSIDE

COMMUNAL GARDENS

OUTGOINGS

LEASE TERM: 150 YEARS FROM 2006

LEASE LENGTH: 131 YEARS

SHARE OF FREEHOLD

SERVICE CHARGE: £1,344.00 PER ANNUM

SERVICE CHARGE INCLUDES BUILDING INSURANCE

GROUND RENT: NONE PAYABLE

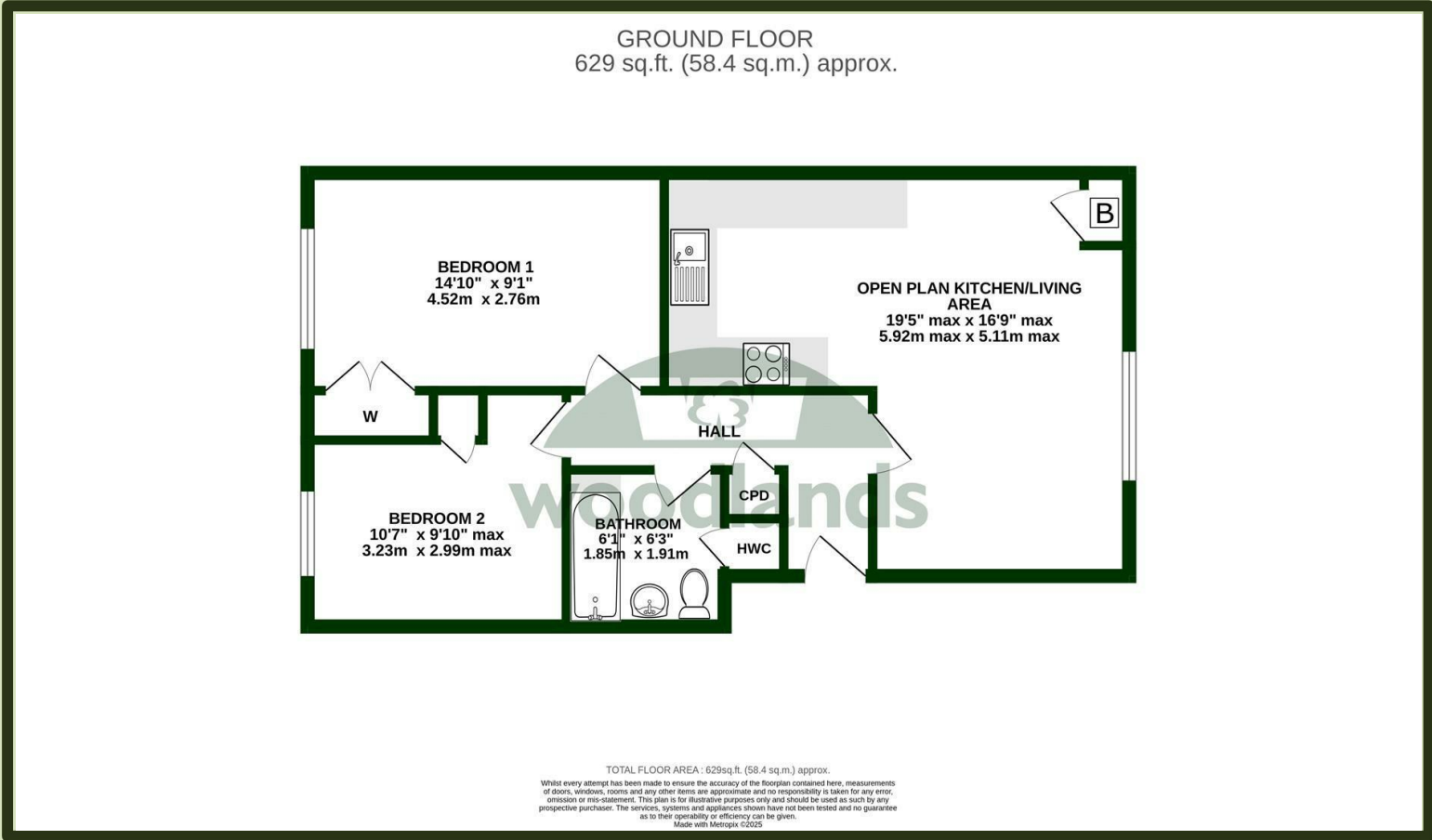
NO ONWARD CHAIN



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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 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 into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road and then first left into Ashleigh Road. Wimblehurst Court will then 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.

