



5 Holbrook Park, Old Holbrook, Horsham, West Sussex, RH12 4TW

Guide Price £430,000 - £460,000

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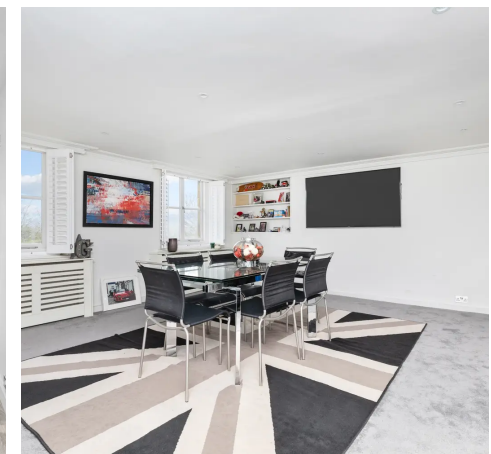
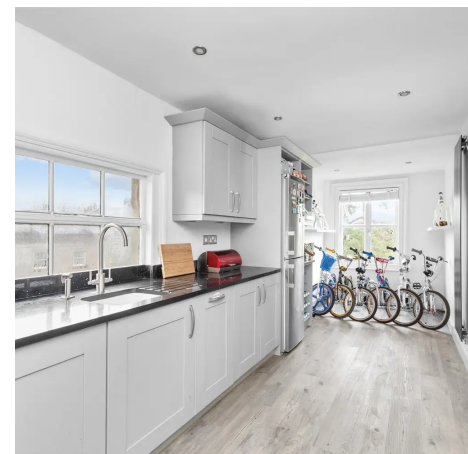
In brief...

- 2 double sized bedrooms
- 2 large reception rooms
- Top floor apartment with private entrance
- Forming part of this impressive Grade II Manor House
- Covered allocated parking and 161 sq ft garage
- No onward chain
- Beautifully refitted en suite and separate bathroom
- Semi rural and convenient location
- Spacious accommodation of 1926 sq ft
- Close to schools, transport links, country walks and Horsham

A spacious and rarely available 2 double bedroom, 2 reception room, 2 bath/shower room top floor apartment of 1926 sq ft forming part of this impressive Grade II Listed manor house which dates back to C18.

Council Tax band: E

Tenure: Leasehold





In more detail...

A spacious and rarely available 2 double bedroom, 2 reception room, 2 bath/shower room top floor apartment of 1926 sq ft forming part of this impressive Grade II Listed manor house which dates back to C18. The property benefits from a private lift service, long lease term, covered allocated parking space, 161 sq ft garage and no onward chain. This truly unique home is nestled in a semi-rural position but within striking distance of Horsham town centre, major transport links, excellent schools and stunning country walks.

The accommodation comprises: private entrance with exclusive lift service to second floor, hallway with airing cupboard and separate cloaks storage, utility room, double sized guest bedroom with fitted storage, beautifully refitted bath/shower room, and well proportioned master bedroom with fitted wardrobes and re-modelled en suite shower room. From the hallway there is access into the dining room and kitchen/breakfast room which has been refitted with an attractive range of units, Granite work surfaces and integrated appliances. Finally there is a superb sitting room with pleasant outlook, feature stained glass window roof light, wood burner, bespoke cabinetry and door to staircase that leads to the main communal entrance and private storage unit & log store in the basement.

Benefits include electric heating, hand-made shutters, marble tiling and under floor heating to bath/shower room and en suite. There is ample resident parking to the front of the building and 1 covered allocated space, leading to the 161 sq ft garage which offers ample storage.

Tenure: Leasehold

Leasehold - 929 Years remaining

Ground Rent - £12 pa

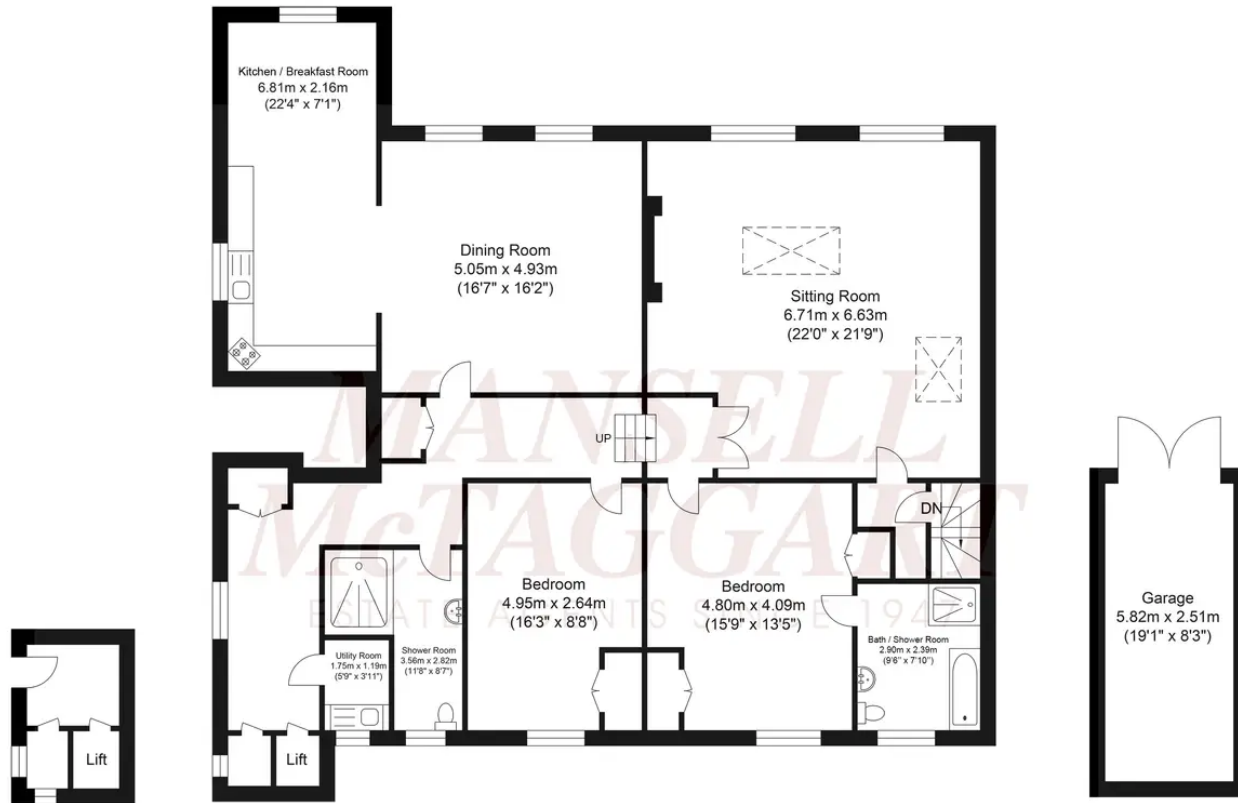
Maintenance Charges: We understand that any communal expenditure is calculated on an 'ad-hoc' basis. For the current year the charges apportioned to No.5 total £1,500. This includes Buildings Insurance, Environment Agency Fee, Klargester maintenance (sewage plant) and maintenance to the driveway.

NB. This information is believed to be correct. Intending purchasers should, however, check with the managing agents before proceeding.

The location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
53.81 sq ft
(5.0 sq m)

Second Floor
Approximate Floor Area
1872.92 sq ft
(174.0 sq m)

Garage
Approximate Floor Area
161.45 sq ft
(15.0 sq m)



Approximate Gross Internal Area (Excluding Garage) = 179.0 sq m / 1926.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart

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