



34 Manor Fields, Horsham, RH13 6SB

In Excess of **£210,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- Well presented south facing first floor apartment
- Long lease
- Built in 1980s
- Main bedroom with dressing room
- Allocated parking space
- Communal gardens
- Quiet and conveniently located position
- Close to shops, transport links and walks
- Ideal first time or investment purchase

A beautifully presented and well located 2 bedroom first floor apartment, built in the 1980s with long lease and allocated parking and communal gardens.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A beautifully presented and well located 2 bedroom south facing first floor apartment, built in the 1980s with long lease and allocated parking. The property is situated on a popular development, close to major transport links, shopping facilities and country walks. The accommodation comprises: entrance hallway with storage, sitting room with pleasant view over the communal gardens and kitchen fitted with an attractive range of units again with open outlook. There is a main bedroom with dressing room, second good sized bedroom and family bathroom with airing cupboard. Benefits include security entry system, double glazed windows and electric heating. There is 1 allocated parking space and well tended communal gardens that surround the property.

Tenure: Leasehold

Lease: 215 years from 1985

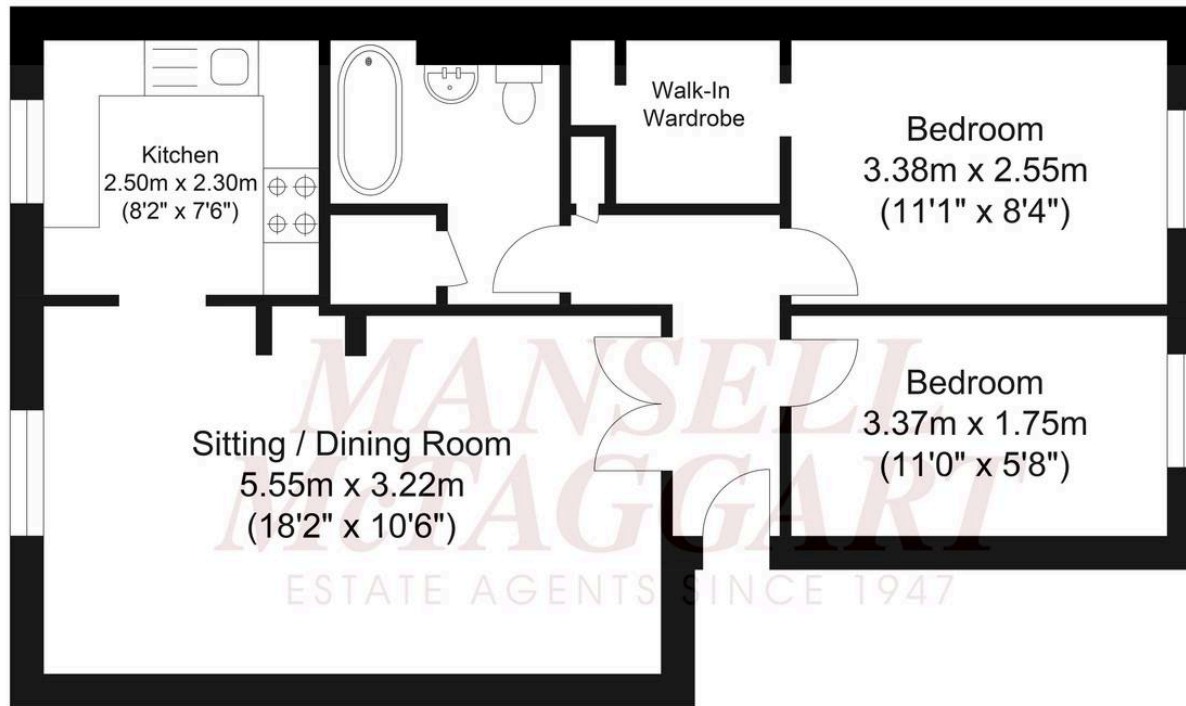
Maintenance charge and ground rent:
£1,596.50 per annum

Maintenance and ground rent review
period: Annually

Managing agents: Courtney Green

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.





Approximate Floor Area
555.09 sq ft
(51.57 sq m)

Approximate Gross Internal Area = 51.57 sq m / 555.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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