



Bricklayer Lane
Horsham, West Sussex RH12 0AA

£275,000

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Nestled in the charming area of Kilnwood Vale, Horsham, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. One of the standout features of this home is its proximity to beautiful country walks and serene ponds, making it an excellent choice for nature lovers and those who appreciate the great outdoors. Marketed with no onward chain.

Entrance Hallway

Wood laminate flooring, storage cupboard, phone entry system, radiator, doors to;

Kitchen/Living Area

Fitted with a range of floor and eye level units, stainless steel sink with tap and drainer, integrated cooker with stainless steel hob, extractor fan and glass splash back, integrated fridge-freezer, integrated dishwasher and washing machine, double glazed windows to front and side aspects, Juliet balcony, wood laminate flooring, radiator.

Bedroom One

Double glazed window to side aspect, build in wardrobe, radiator, door to;

En-suite Shower Room

White suite comprising of w/c, hand basin with mixer tap, shower cubicle with shower attachment, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Bedroom Two

Double glazed window to front aspect, radiator.

Bathroom

White suite comprising of w/c, hand basin with mixer tap, panel enclosed bath with glass shower screen and shower attachment, heated towel rail, part tiled walls, vinyl flooring, extractor fan.

Communal Parking

Two allocated parking spaces.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Anti Money Laundering

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charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.





