



37-40

Connells

Meadvale
Horsham



Property Description

PUBLIC NOTICE

ADDRESS 40 Meadvale, Horsham RH12 1UL
We are acting in the sale of the above property and have received an offer of £145,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: E.

Situated in the highly sought after hills farm lane area of Horsham, this well presented one bedroom first floor flat offering comfortable, low maintenance living with excellent access to local shops and amenities.

The property features a bright and spacious lounge diner, seamlessly open to a fitted kitchen, creating a practically and sociable living space ideal for both relaxing and entertaining.

The flat also benefits from a well-proportioned bedroom and a neatly appointed bathroom, making it perfectly suited to first time buyers, downsizers or buy to let investors.

Externally, residents enjoy the convenience of allocated off road parking, while the popular location provides easy access to nearby shops and other amenities.

Horsham

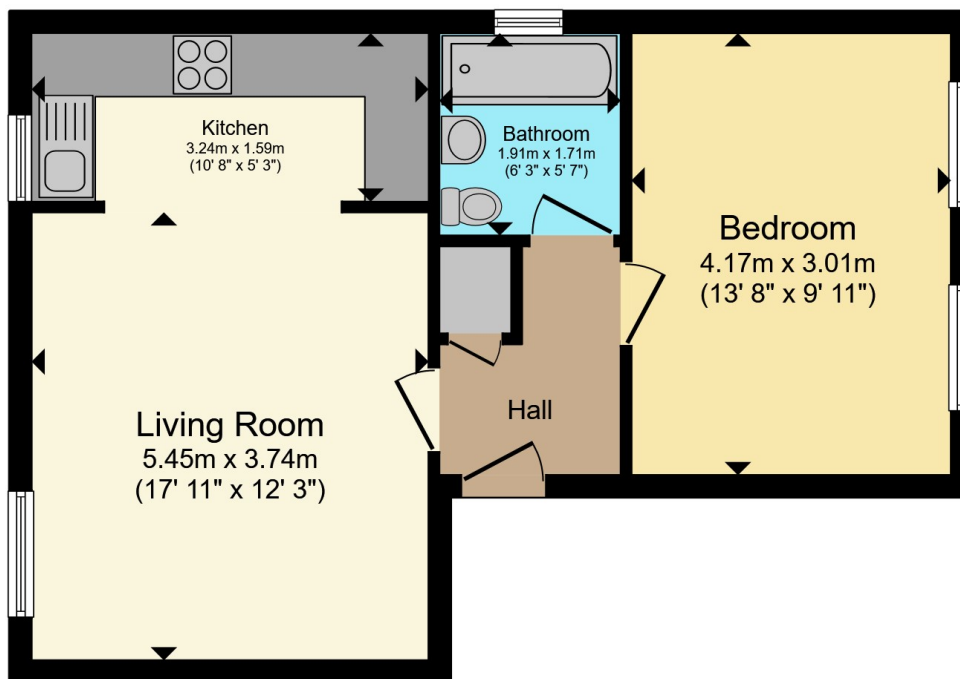
Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles northwest of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.









Total floor area 42.6 m² (459 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: E Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HS407390

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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