



66 Station Road

Horsham, West Sussex, RH13 5EU

Guide Price £265,000 Leasehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent

# 66 Station Road, Horsham, West Sussex, RH13 5EU

Courtney Green are delighted to bring to the market this attractive Victorian home, conveniently located within a few minutes walk of the train station and town. Built in the late 1800's, the original property has been split into two spacious leasehold properties, with this maisonette occupying the first floor. The well presented accommodation comprises a private ground floor entrance with stairs rising to the first floor, a fitted kitchen with integrated appliances, a comfortable sitting/dining room with feature fireplace and bay window, a study/occasional second bedroom, a large double bedroom, and a modern bathroom suite. Outside to the rear, there is a large private garden which is accessed via a side gate, and to the front is allocated and visitor parking. The property is conveniently located within walking distance of Horsham station and the town. Just down the road is a convenience store and public house and a larger Lidl store is also close by.

The accommodation comprises:

## Private Front Door to

### Entrance Hall

Radiator, laminate wood flooring, staircase rising to the first floor level. Cloaks cupboard and airing cupboard both with overhead storage cupboards. Access to loft space.

### Living Room

Double glazed bay front aspect with plantation shutters, chimney breast with cast iron fireplace, dark wood effect flooring.

### Kitchen

Double glazed rear aspect. Fitted with a range of base and wall mounted cupboards and drawers in light wood effect and having complementing worktop surfaces incorporating a 1 1/2 bowl single drainer stainless steel sink, four ring stainless steel gas hob and splashback with filter hood over, double oven, space for a fridge freezer, space and plumbing for a washing machine, ceramic tiled splashback, radiator, shelved cupboard, concealed Logic Heat 15 combination gas fired boiler.

### Bedroom

Double glazed rear aspect. Radiator, shelved cupboard.

### Study/Occasional Bedroom 2

Double glazed front aspect. Radiator.

### Bathroom

Frosted double glazed side aspect fitted with a white suite comprising panel bath with chromium mixer tap, wall mounted Triton Enrich electric shower unit with wall bracket and hand shower, localised tiling, low level WC, pedestal wash hand basin with chromium taps, tiled splashback.

### OUTSIDE

To the front of the property there is hard standing with allocated parking and visitor parking.

Gated side access leads to the rear garden which is of a good size and comprises paved path leading to central patio area, synthetic lawns, flower and shrub beds, timber garden shed. The garden is bordered by original brick walls.

### TENURE

Leasehold - 99 years from 01/06/2015 (88 years remaining)  
Ground Rent - £200 per annum until 24th March 2045

### Council Tax Band - B

### Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Npcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npcote Financial Ltd.

