



Cadogan Place, North Heath Lane, Horsham, West Sussex, RH12 5AP



woodlands



Tucked away within a small and exclusive development in the sought-after North Horsham area, this well-presented two-bedroom first-floor apartment is offered to the market with no onward chain, making it an ideal purchase for both first-time buyers and investors alike. Built in 2012, Cadogan Place enjoys a highly convenient location just half a mile from Littlehaven Station, while also being within easy reach of local amenities including a post office, chemist, and the popular Holbrook Sports Club & Gym. Horsham town centre is a short drive away, offering an excellent mix of major high street retailers, independent boutique shops, and a vibrant selection of cafés and restaurants, all easily accessible via regular bus routes. For commuters, key road links are readily accessible.

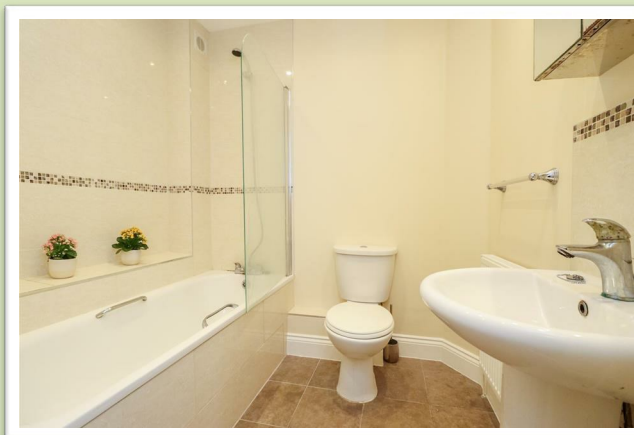
The accommodation itself is thoughtfully arranged and well-proportioned throughout. A welcoming entrance hall provides access to all rooms and benefits from two useful storage cupboards, one of which is particularly spacious. The bright and airy lounge/dining room features attractive wood flooring and offers a comfortable space for both relaxation and entertaining, flowing seamlessly through to a well-equipped fitted kitchen complete with a range of integrated appliances.

Both bedrooms are generously sized, with the principal bedroom enjoying the added luxury of built-in wardrobes and a modern en-suite shower room. The second bedroom is equally versatile, ideal as a guest room, home office, or additional living space. A separate family bathroom, fitted with a contemporary white suite, serves the remainder of the apartment.

Further benefits include gas-fired central heating, double glazing throughout, and a secure entry phone system for added peace of mind.

Externally, residents can enjoy beautifully maintained communal gardens, providing a pleasant and peaceful outdoor setting. To the front of the development, there is a large block-paved forecourt offering both allocated and visitor parking, along with convenient bin and cycle storage facilities.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO:**

**FIRST FLOOR**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING/DINING ROOM 13'02" x 10'10" (4.01m x 3.30m)**

**KITCHEN 6'01" x 10'10" (1.85m x 3.30m)**

**BEDROOM ONE 13'11" x 10'09" (4.24m x 3.28m)**

**EN-SUITE SHOWER ROOM 5'03" x 5'05" (1.60m x 1.65m)**

**BEDROOM TWO 12'0" x 10'04" (3.66m x 3.15m)**

**BATHROOM 5'08" x 7'0" (1.73m x 2.13m)**

**OUTSIDE**

**COMMUNAL GROUNDS**

**ALLOCATED PARKING SPACE**

**VISITOR PARKING**

**OUTGOINGS**

**LEASE LENGTH: 111 YEARS**

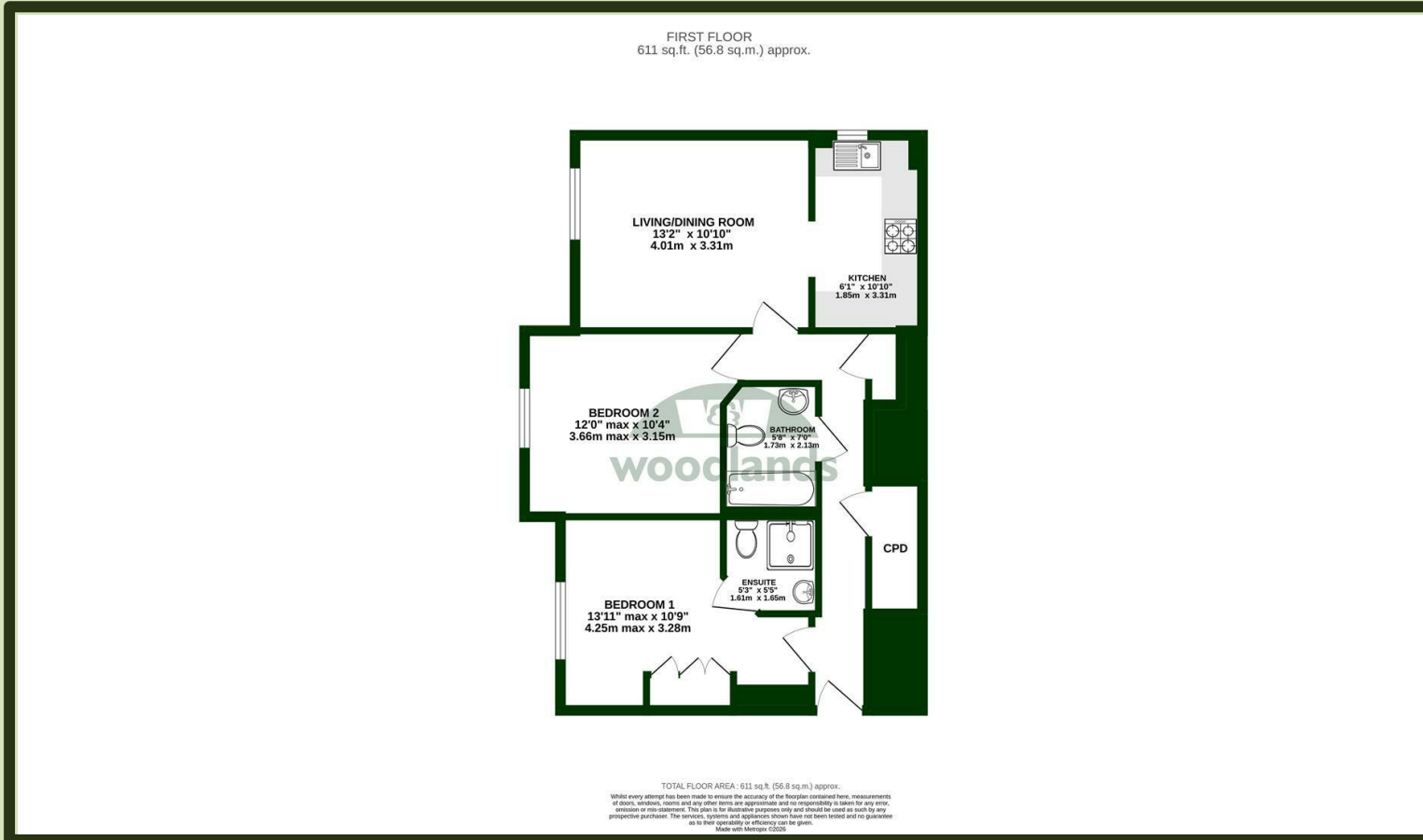
**SERVICE CHARGE: £2,165.80 PER ANNUM**

**GROUND RENT: £250 PER ANNUM**

**NO ONWARD CHAIN**



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**LOCATION:** The property is located in the popular area of North Horsham within walking distance of a useful parade of local shops, primary schools and Littlehaven train station, with its regular trains to London. It also offers commuters easy access to the A264, A24 and M23 and is a short distance by car or bus to Horsham town centre. There is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests within walking distance.

Horsham is a thriving historic market town offering a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: there is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rockwood Golf course with its pleasant river-side walk.

**DIRECTIONS:** From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the next set of traffic lights into Springfield Road. Continue into North Parade and at the traffic lights go straight ahead and turn right at the second set into Wimblehurst Road. At the mini roundabout go straight ahead into North Heath Lane, continue over the next mini roundabout where Cadogan Place can be found on the left hand side just opposite the Holbrook Club.

**COUNCIL TAX:** Band C.

**EPC Rating:** B.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		