Wellington Road, Horsham, West Sussex, RH12 1DD

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Offers In Excess Of £240,000

Offered to the market with no onward chain, this attractive Victorian apartment enjoys an enviable position in the very heart of Horsham, effortlessly combining period elegance with the convenience of town centre living. Perfectly placed just a short stroll from an excellent selection of independent cafés, restaurants, boutique shops and everyday amenities, the property also benefits from Horsham's highly regarded mainline station, offering direct services to London for those needing to commute.

One of the apartment's standout features is its proximity to the beautiful Horsham Park, a much-loved green space offering picturesque walks, open lawns, tennis courts and seasonal events throughout the year. Providing a wonderful place to relax, exercise or simply enjoy the outdoors, the park serves as a fantastic extension of your living space and is a real asset for those seeking outdoor enjoyment without the upkeep of a private garden.

From the moment you step inside, the apartment showcases the timeless charm and craftsmanship synonymous with the Victorian era. The impressive living room is a wonderfully bright and inviting space, enhanced by soaring high ceilings, elegant sash windows and an abundance of natural light that creates an airy yet cosy atmosphere. Whether you're entertaining guests or unwinding after a busy day, this beautifully proportioned room offers the perfect setting. The separate kitchen has been thoughtfully designed to provide practical everyday living while complementing the character of the property, and the generous double bedroom offers a peaceful retreat with ample space for furnishings. Completing the accommodation is a well-appointed bathroom, creating a home that is both functional and full of personality.

Rich in original features, the apartment retains many of the details that make Victorian homes so desirable, including decorative cornicing, attractive wooden flooring and charming period proportions. These character features blend effortlessly with modern comforts to create a home that feels both elegant and welcoming.

Externally, the handsome Victorian building immediately catches the eye with its attractive brick façade and intricate architectural detailing, reflecting the quality and craftsmanship of its period. While the property does not include private parking, residents are able to obtain on-street parking permits through the local authority, with ample parking available close by.

Offered with the added benefit of a Share of Freehold, this is a rare opportunity to acquire a character-filled home in one of Horsham's most sought-after central locations, where period charm, everyday convenience and an exceptional lifestyle come together beautifully.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR leading to

ENTRANCE LOBBY with stairs to

LANDING

LIVING/DINING ROOM 17'1 x 14'9 (5.21m x 4.50m)

KITCHEN/BREAKFAST ROOM 11'8 x 11'3 (3.56m x 3.43m)

BEDROOM 13'0 x 11'11 (3.96m x 3.63m)

BATHROOM 10'9 x 8'3 (3.28m x 2.51m)

ON STREET PERMIT PARKING

OUTGOINGS

LEASE LENGTH: 958 YEARS

SHARE OF FREEHOLD

SERVICE CHARGE: NONE

GROUND RENT: NONE

NO ONWARD CHAIN

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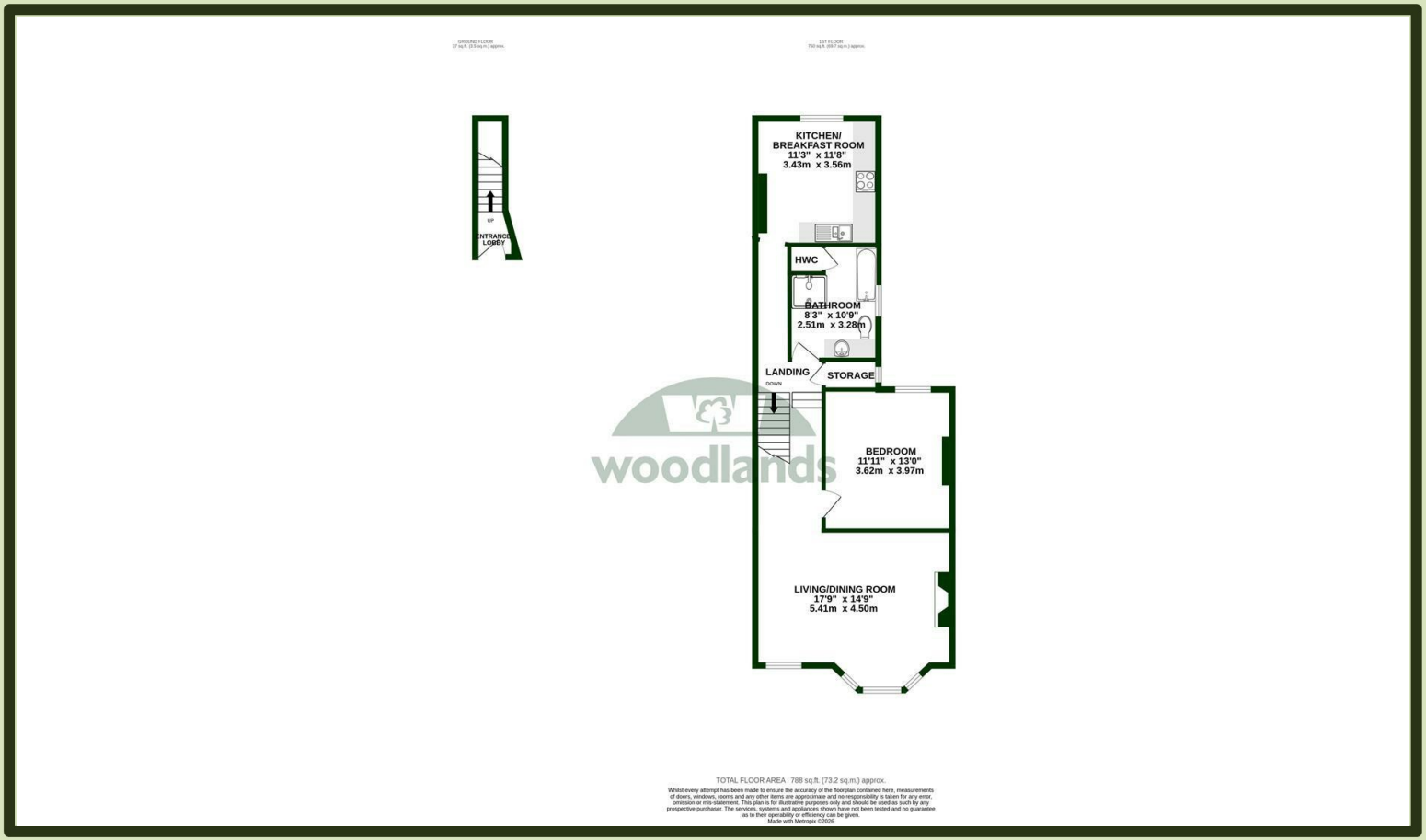

LOCATION: Wellington Road embraces the true meaning of an ideal location being just a short walk from the centre of the historic market town of Horsham, a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is 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. Despite the central location, it is just a short walk from Chesworth farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: Use post code RH12 1DD for satnav if travelling by car. Due to the local one-way system, Wellington Road has to be approached from the roundabout at the railway station on the north side of the town. After passing the Capitol Arts Centre on your left, take the second turning on the left into Wellington Road. Alternatively, viewers can continue past Wellington Road, cross the traffic lights, and park in the Piries Place car park nearby.

COUNCIL TAX: Band B.

EPC Rating: D.

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.

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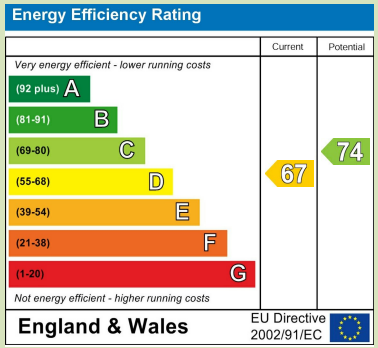

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