



Flat 9 Dulcima House  
 16 Carfax, Horsham, West Sussex, RH12 1EZ  
 Guide Price £220,000 Leasehold



**COURTNEY GREEN**

Estate Agent • Letting Agent • Managing Agent

# Flat 9 Dulcima House, 16 Carfax, Horsham, West Sussex, RH12 1EZ

Enjoy vibrant town centre living with this highly spacious and beautifully presented first-floor apartment, offering captivating views over Horsham's bustling Carfax. This desirable residence features two Juliet balconies, perfect for enjoying the southerly aspect and soaking up the town atmosphere.

Accessed via a convenient lift, the apartment opens into an inviting entrance hall with a practical cloaks cupboard. The heart of the home is a generously sized kitchen/living room. The kitchen area is thoughtfully designed with a comprehensive range of light oak effect units, complementing work surfaces, and integrated Neff appliances, including an electric hob, oven, slimline dishwasher, and fridge/freezer. A breakfast bar provides a casual dining spot, while a step leads to the bright living area, complete with a Juliet balcony overlooking the Carfax – an ideal space for relaxation and entertaining.

The principal bedroom is a comfortable retreat with a double-width wardrobe, overhead cupboard, and an additional built-in closet, offering ample storage. French doors open to a second Juliet balcony, also enjoying views of the Carfax. A versatile study, which could also serve as a second bedroom, provides flexibility for modern living. The luxurious, modern bathroom is appointed with a contemporary white and grey suite, including a panel bath with an electric shower, a back-to-wall WC, and a stylish vanity shelf with an oval wash hand basin. An airing cupboard conveniently houses the hot water cylinder and provides plumbing for a washing machine.

Additional features include attractive oak doors throughout, electric heating, and double-glazed fittings, ensuring comfort and efficiency. Located in the very heart of Horsham, residents benefit from immediate access to the town's array of shops, restaurants, and amenities, making it perfect for those seeking an active and convenient lifestyle.

The accommodation comprises:

## Communal Front Door

With video entry phone security system. Stairs and lift to

## First Floor Level

Private Front Door to

## Entrance Hall

Cloaks cupboard.

## Kitchen/Living Room

**Kitchen Area** with a range of base and wall mounted cupboards and drawers in light Oak effect having twin opaque glazed display cabinets, complementing work surfaces and matching upstands, inset 1 1/2 bowl single drainer stainless

steel sink with chromium monobloc tap, Neff electric hob, stainless steel splashback, Neff filter over, Neff electric oven and integrated slimline dishwasher and fridge/freezer, breakfast bar, wood effect vinyl flooring, pelmet light, step to

**Living Room Area** Double glazed front door and Juliet balcony overlooking Carfax, Dimplex electric convector heater, TV/Satellite points, telephone point, video entry phone consul.

## Bedroom 1

Double glazed rear aspect with French doors and Juliet balcony overlooking Carfax, double width wardrobe cupboard and overhead cupboard, built in closet, Dimplex electric heater, telephone point.

## Bedroom 2

Dimplex electric heater, high level window.

## Luxury Bathroom

Fitted with a modern suite in white and grey finish comprising panel bath with chromium taps, wall mounted Triton T80 electric shower unit with wall bracket and hand shower, glass shower screen, back to wall low level WC with vanity shelf, electric chromium towel warmer, vanity shelf with oval wash hand basin, chromium mixer tap, cupboard under, wall mirror and light, wall cabinet, grey and beige tiled walls with chromium trim, track spotlighting, wood effect vinyl flooring, airing cupboard housing MegaFlow hot water cylinder, space and plumbing for washing machine.

## Parking

Limited parking spaces may be available and enquires should be made to the Managing Agents.

## TENURE

Leasehold - 125 years from 2005

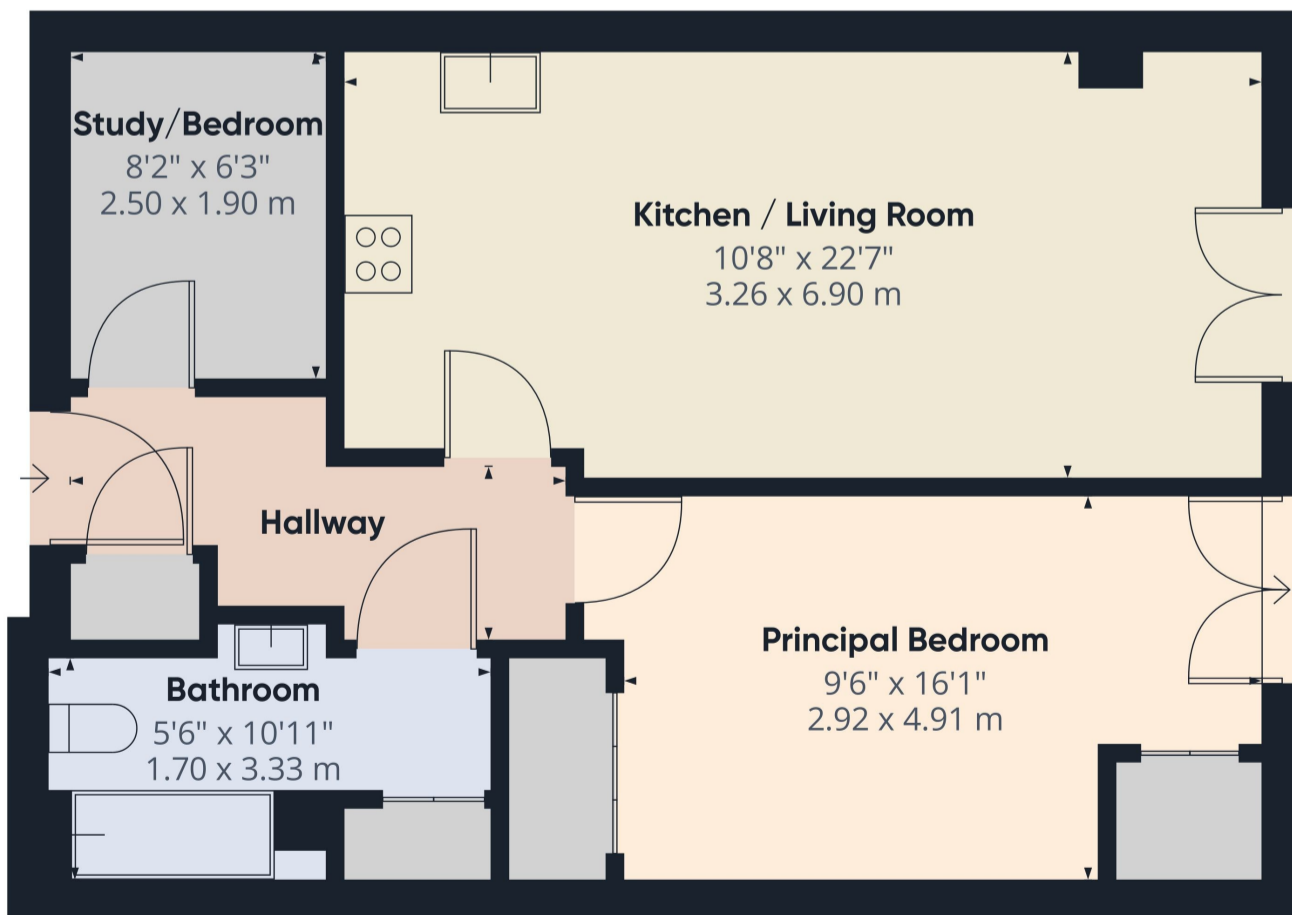
Service Charge - £1900 per annum

Ground Rent - £200 per annum

Managing Agents - Lambert Smith Hampton

## Council Tax Band - D

**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.



Approximate total area<sup>(1)</sup>

579 ft<sup>2</sup>

53.7 m<sup>2</sup>

### Energy Efficiency Rating

Most energy efficient - lower running costs

87-91 A

82-86 B

75-81 C

69-74 D

64-68 E

55-63 F

46-54 G

Most energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

