



12 Buttercup Road, Horsham, RH12 6AQ

In Excess of £290,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 great sized double bedrooms
- Spacious and light ground floor apartment of 888 sq ft – turn key condition
- Built in 2023 by Cala Homes with remainder of new build guarantee
- South west facing and private patio garden
- Principal bedroom with fitted wardrobes and en suite
- 2 allocated parking spaces with EV charge point
- Immaculately presented and high specification
- Popular development close to transport links, excellent schools, country walks and Horsham town centre
- Striking distance of the David Lloyd sports complex – under construction

A beautifully presented and high specification 2 double bedroom south west facing ground floor apartment of 888 sq ft, built in 2023 by Cala Homes with 2 allocated parking spaces, EV charge point, patio garden and private patio garden.

Council Tax band: C

Tenure: Leasehold

EPC Rating: B





A beautifully presented and high specification 2 double bedroom south west facing ground floor apartment of 888 sq ft, built in 2023 by Cala Homes with 2 allocated parking spaces, EV charge point and private patio garden.

The accommodation comprises: large entrance hallway with storage and separate utility/airing cupboards housing the washing machine, fantastic bay fronted open plan kitchen/sitting/dining room with French doors onto the south west facing communal garden and private patio area. The kitchen is fitted with an attractive range of units and integrated appliances that include oven, hob, extractor, fridge/freezer and dishwasher.

From the hallway a door leads into the principal bedroom which is equipped with fitted wardrobes and en suite shower room.

The guest bedroom is a super size and the bathroom completes the accommodation.

Benefits include double glazed windows, gas fired central heating to radiators (combination boiler located in the airing/utility room), fibre-optic broadband, Amtico flooring, security entry system and remainder of new build guarantee.

There are 2 allocated parking spaces with a useful EV charge point (tokens are available from the management company at £3 per hour).

Well tended communal gardens surround the development and country walks are located nearby.

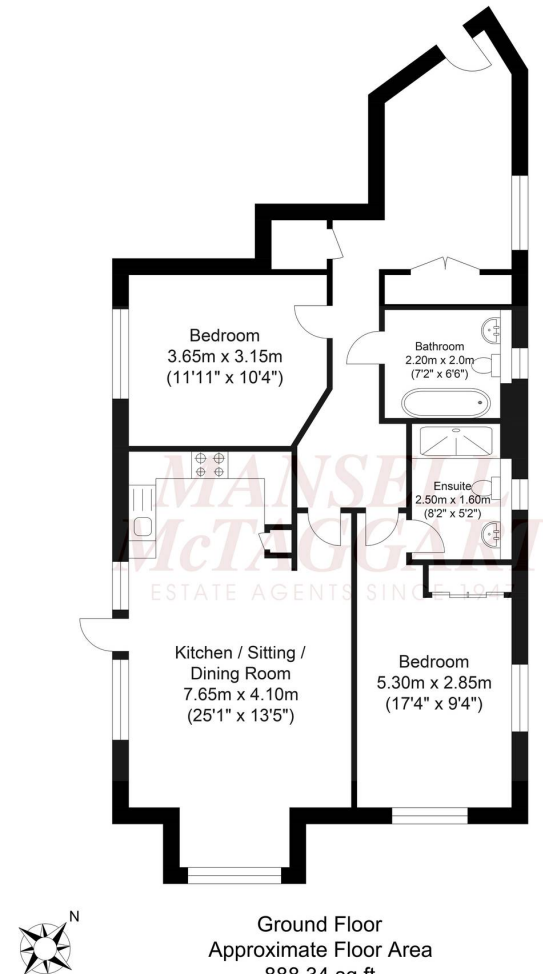
Tenure: Leasehold. Lease: 995 years remaining.

Maintenance charge: £150 per month. Maintenance review period: Annually (July). Ground rent: Peppercorn. Ground rent review period: N/A. Site charge: £230 per annum.

Managing Agents: Premier Estates.

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
Approximate Floor Area
888.34 sq ft
(82.53 sq m)

Approximate Gross Internal Area = 82.53 sq m / 888.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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