

Connells

Willow House Kensett Avenue
Southwater Horsham

# Willow House Kensett Avenue
# Southwater Horsham RH13 9FJ

for sale
**£220,000**







## Property Description

A modern 2-bedroom apartment, offering open plan living in a highly sought after village setting. Perfect for low maintenance living with everything you need right on your doorstep.

Both bedrooms are a comfortable double and the open plan living space is light, airy and functional. The convenient location is close to local shops, schools and amenities, this apartment provides the ideal blend of peaceful living with everyday convenience. It is ideal for first time buyers, investors / buy-to-let or downsizers seeking single level living.

## Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

## Hall

10' 10" (max) x 12' 9" (max) ( 3.30m (max) x 3.89m (max) )

## Open Plan Kitchen /Living Room

19' 2" (max) x 13' 2" (max) ( 5.84m (max) x 4.01m (max) )

## Bedroom 1

12' (max) x 10' 8" (max) ( 3.66m (max) x 3.25m (max) )

## Bedroom 2

8' 7" (max) x 8' 5" (max) ( 2.62m (max) x 2.57m (max) )

## Bathroom

7' 5" (max) x 6' 2" (max) ( 2.26m (max) x 1.88m (max) )

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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HORSHAM RH12 1EE

EPC Rating: B

Council Tax Band: C

Service Charge: 2300.00

Ground Rent: 300.00

Tenure: Leasehold

**view this property online connells.co.uk/Property/HSH407362**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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