



**Lane House, Station Road,
Horsham, RH13 5RB,
RH13 5RB**

Offers in excess of £190,000

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**Residential sales, lettings,
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LOCATION

Ideally positioned in the heart of Horsham, this superb apartment is perfect for commuters and those wanting everything the town has to offer right on their doorstep. Horsham railway station is just a short walk away, providing regular direct services to London Victoria, London Bridge and Gatwick Airport, whilst Horsham's vibrant town centre offers an excellent selection of independent shops, restaurants, cafés, bars and leisure facilities. Horsham Park, The Pavilions Leisure Centre and the Everyman Cinema are all within easy reach, making this an ideal location for first-time buyers, professionals or investors seeking convenience alongside an excellent lifestyle.

THE PROPERTY

Occupying the top floor of this well-maintained development, this beautifully presented one-bedroom apartment has been stylishly updated by the current owners to create a contemporary home ready to move straight into.

The accommodation is bright and well proportioned throughout, with a welcoming entrance hall leading to all principal rooms. The impressive dual-aspect living/dining room provides an excellent space for both relaxing and entertaining, whilst also offering ample room for a dining table and a dedicated home working area. Large windows flood the room with natural light, creating a wonderfully airy feel.

The modern kitchen has been thoughtfully designed with sleek matt grey cabinetry, wood-effect worktops, integrated cooking appliances and generous cupboard and preparation space, making it as practical as it is attractive.

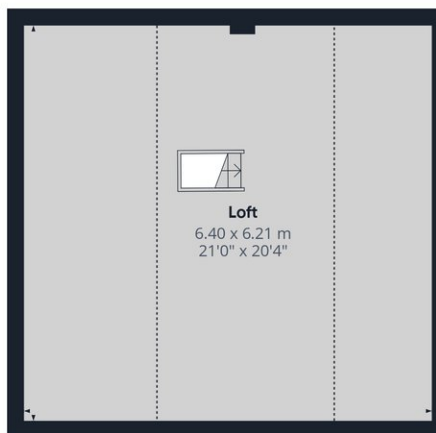
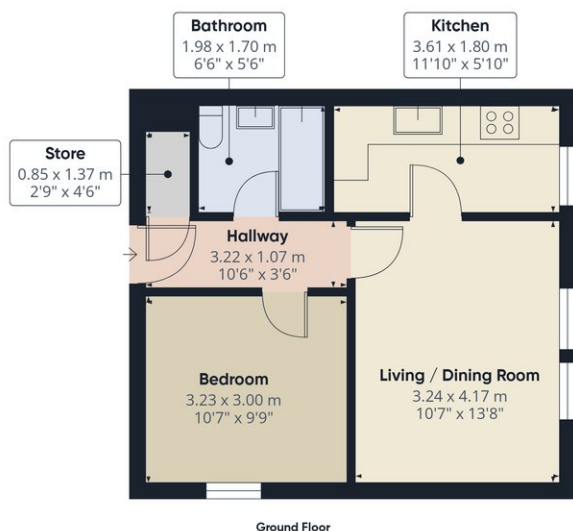
The spacious double bedroom enjoys a striking feature wall and comfortably accommodates a king-size bed alongside additional bedroom furniture. Completing the accommodation is the beautifully refitted bathroom, finished with contemporary tiling, a modern vanity unit and a shower over the bath.

Finished to an excellent standard throughout with tasteful décor and quality fittings, this apartment represents an ideal purchase for first-time buyers, downsizers or investors looking for a property requiring little or no immediate work.





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Floor 1

Approximate total area^m

77.4 m²
834 ft²

Reduced headroom

21.8 m²
235 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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