Victory Road, Horsham, West Sussex, RH12 2JF

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Offers Over £160,000

A well-positioned first floor maisonette on the ever-popular west side of Horsham, offered with allocated parking, useful storage and 144 years remaining on the lease. An ideal opportunity for first time buyers, investors or downsizers looking to put their own stamp on a property in a sought-after location.

Offered to the market with no onward chain, this first floor maisonette sits in one of Horsham's most convenient and consistently popular residential pockets. The west side of town is well regarded for good reason, Horsham's town centre, mainline station and Horsham Park are all within comfortable reach, while the surrounding streets retain a calm, residential feel that appeals to a broad range of buyers.

The maisonette benefits from an allocated parking space, a real premium in this part of town, along with useful storage. With 144 years remaining on the lease, no ground rent and a service charge of £1,009.68 per annum, the financials are straightforward and transparent.

Internally, the property is offered in need of modernisation, presenting a genuine opportunity for buyers to design and finish the space entirely to their own taste. The bones are solid and the layout practical, ideal for those who want to add value from day one rather than pay a premium for someone else's choices.

For commuters, Horsham Station offers a direct line to Gatwick in approximately 17 minutes and London Victoria in under an hour. The town centre itself provides a strong mix of national retailers and independent shops, a twice-weekly market at the Carfax, and a well-established restaurant scene. Horsham Park, St Leonards Forest and the South Downs are all within easy reach for those who value outdoor space and countryside access.

A practical, well-located maisonette with parking, a long lease and no chain; offered at a price that reflects the opportunity.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE WITH STAIRS TO:

FIRST FLOOR

LANDING

LIVING ROOM 10'11" x 13'11" (3.33m x 4.24m)

KITCHEN 9'11" x 8'08" (3.02m x 2.64m)

BEDROOM 8'07" x 13'08" (2.62m x 4.17m)

BATHROOM 8'07" x 7'06" (2.62m x 2.29m)

OUTSIDE

ALLOCATED PARKING

OUTGOINGS

LEASE LENGTH: 144 YEARS

SERVICE CHARGE: £1,009.68 PER ANNUM

GROUND RENT: N/A

NO ONWARD CHAIN

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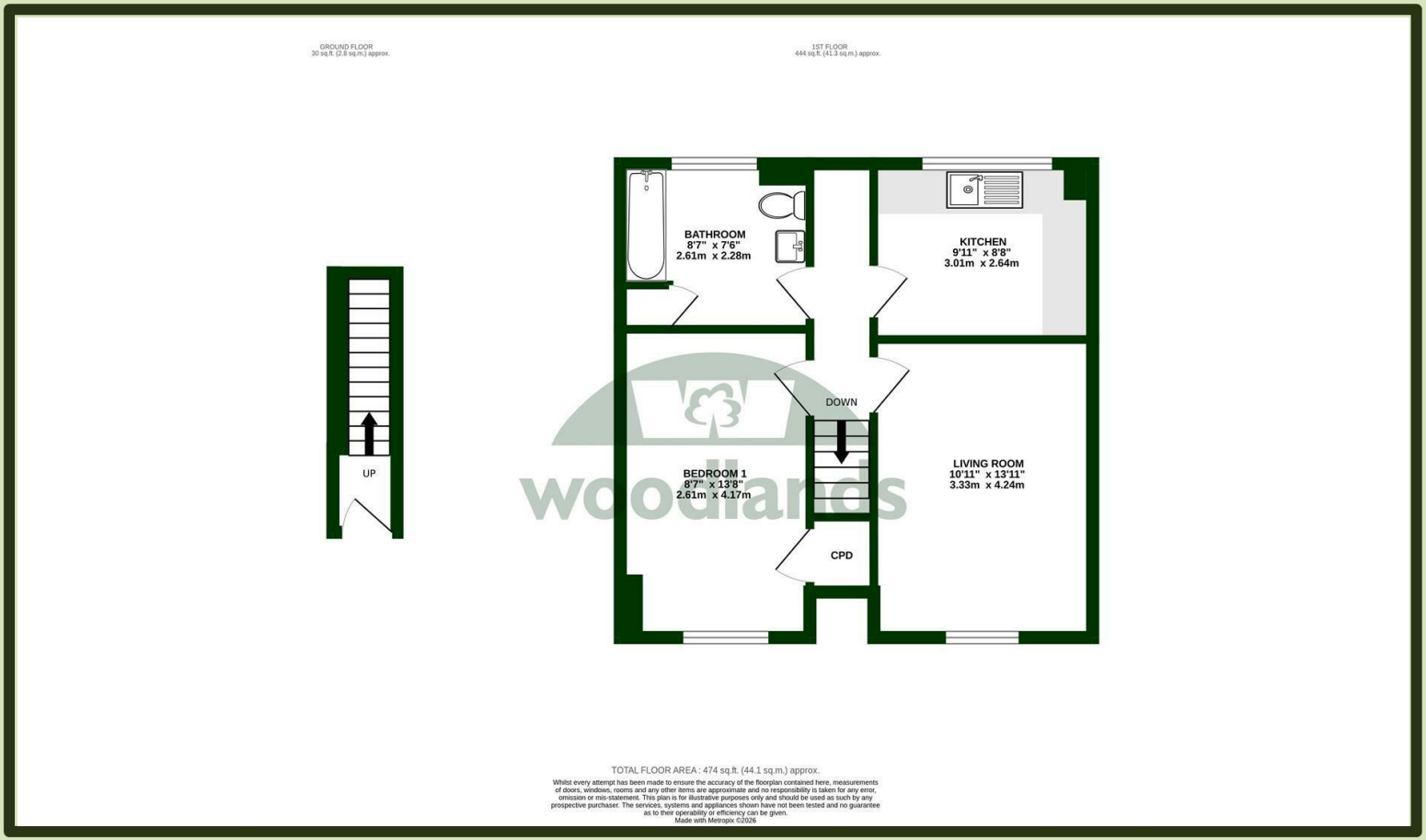


LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park.

COUNCIL TAX: Band B.

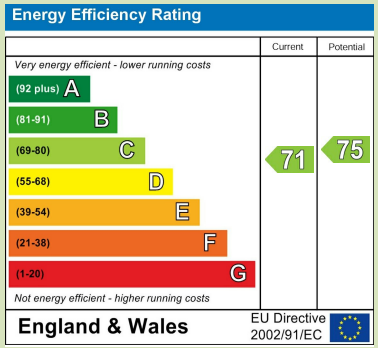
EPC Rating: C.

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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Tel: 01403 270270

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