



**The Paperyard East,
Worthing Road,
Horsham, RH12 1HP**

**Asking Price
£375,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION - The Paperyard embodies the true meaning of a central location. Located in the heart of Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a five minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROEPTY - The front door opens from the immaculately maintained Communal Hall into your very own Entrance Hallway. The Hallway itself is a generous size offering access to all rooms and offering two large storage cupboards with one housing the washing machine. Both Bedrooms are spacious double rooms with the Main Bedroom also providing its own Dressing Area complete with a variety of fitted wardrobes which leads on to the Ensuite Shower Room. The Ensuite is fitted with built in vanity storage and large walk-in shower cubicle. Another great feature to both Bedrooms are the large floor to ceiling windows which flood the space with natural light creating a comfortable airy feel. The main Bathroom also accessed via the Hallway is a vast size, fitted with a white suite and a shower over the bath while continuing the built in vanity storage. Finally completing the living accommodation is the tremendous open plan Living Space which in total measures at over 25ft in length. This rooms gifts you with that impressive 'wow factor' that you dream of, with its corner dual aspect large windows that have far reaching views over Horsham, it's a view you could stand and enjoy for hours and makes a great feature to the room. The Kitchen is fitted with a range of floor and wall mounted units along with a range of built in appliances. A large dining table can also fit comfortably just adjacent to the Kitchen which makes it the perfect social entertaining space. The Lounge area is located against the large windows and provides much flexibility for furniture placement and also boasts doors opening up to the private Balcony to step out onto and enjoy the view from outside. The Balcony also has space for outside furniture if desired.

OUTSIDE - Within the Communal Areas are lifts and stairs to all floors for easy access. A stunning Roof Garden is also located within the block which provides the perfect place to sit and enjoy. The Roof Garden is mainly paved with attractive sleeper plant borders. Having this space to enjoy really does set this Berkeley built development apart from many others within Horsham. Finally the apartment comes with an allocated parking space within the residents car park found next to the apartment block just opposite John Lewis.

ADDITIONAL INFORMATION:

Tenure: Leasehold

Lease Term: 250 Years from & including 28 September 2018

Service Charge: £2,450 per annum

Service Charge Review Period: tbc

Ground Rent: £320 per annum

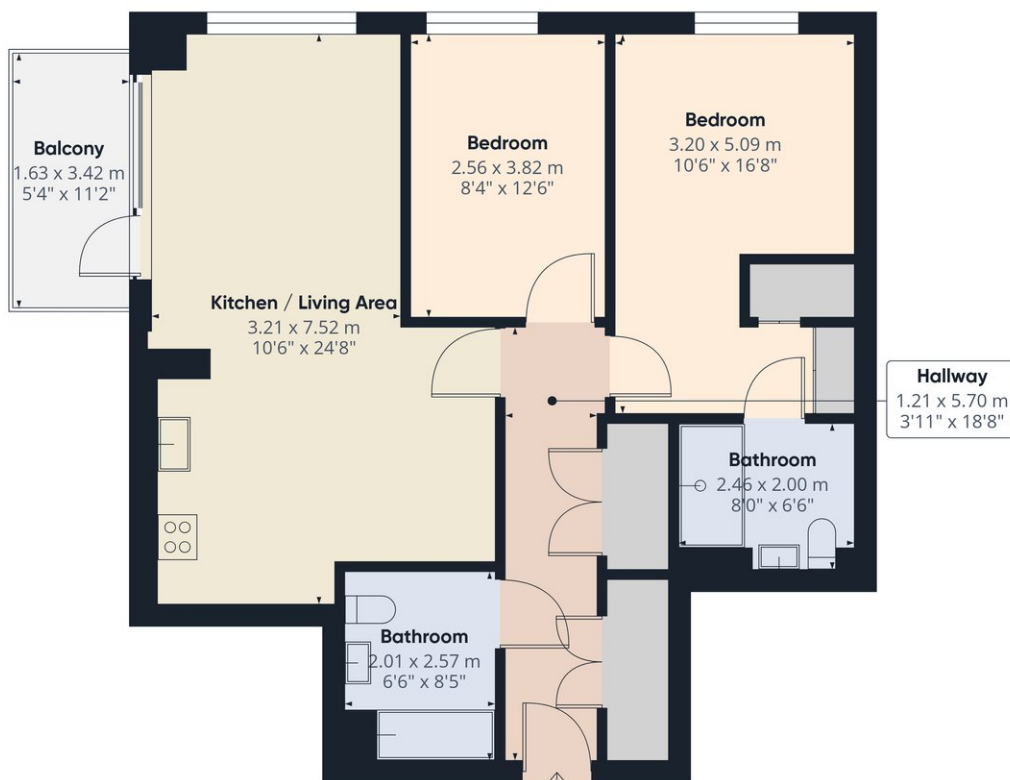
Ground Rent Review Period: tbc

AGENTS 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.





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website for property**



Approximate total area⁽¹⁾

74.5 m²
803 ft²

Balconies and terraces

5.5 m²
59 ft²

(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

Map Location



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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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