11 Tilney House, Tilney Drive, Horsham, RH12 1GS

In Excess of **£230,000**

MANSELL McTAGGART
Trusted since 1947

- 1 double bedroom second floor apartment
- High specification and turn-key condition
- Built in 2019 by Berkeley Homes
- Lift service and loft storage
- Allocated parking space
- Vendor suited
- Popular development, close to major transport links, shops, country walks and the newly opened Chez Polie cafe/produce shop

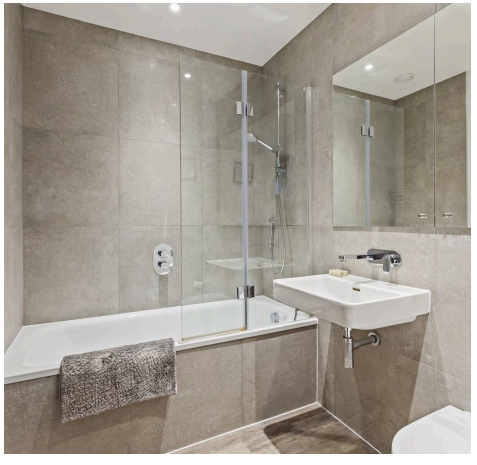
A conveniently located and high specification 1 bedroom 2nd floor apartment, built in 2019 with lift, allocated parking space and access to well tended communal gardens.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



A conveniently located and high specification 1 bedroom 2nd floor apartment, built in 2019 with lift, allocated parking space and access to well tended communal gardens. The property is situated on this ever so popular development, close to major transport links, shopping facilities, country walks and the newly opened Chez Polie cafe/produce shop.

The accommodation comprises: communal entrance hallway with lift and stairs to the 2nd floor. The entrance hallway has access into the loft with plenty of storage for belongings and a useful utility/storage cupboard with plumbed washing machine.

The kitchen/sitting/dining room is ideal for entertaining and enjoys a pleasant outlook. The kitchen is fitted with an attractive range of units and integrated appliances that include oven, induction hob, extractor, dishwasher and fridge/freezer.

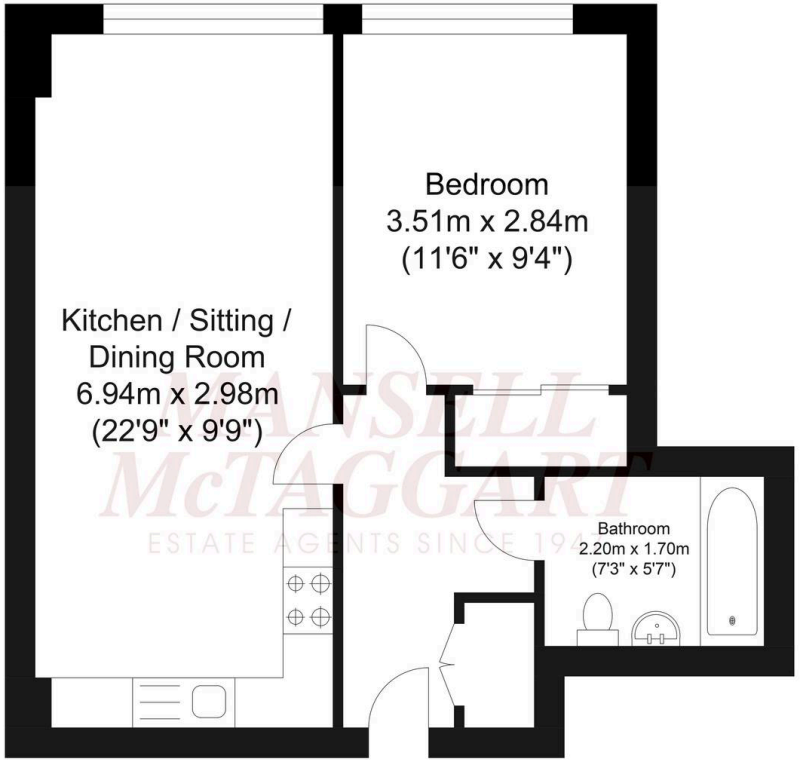
The principal bedroom is equipped with fitted wardrobes and the modern bathroom completes the accommodation.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the utility cupboard), remainder of 10 year NHBC guarantee, Amtico flooring and fibre-optic broadband.

An allocated parking space is located nearby. The well tended communal gardens that surround the development are a feature and country walks are within striking distance.

Tenure: Leasehold. Lease: 128 years remaining. Maintenance charge: £1,600 per annum. Maintenance review period: Annually - 30 September Ground rent: £220 per annum. Ground rent review period: 30 September. Managing agents: Courtney Green.

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.



Approximate Floor Area
457.46 sq ft
(42.50 sq m)

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Approximate Gross Internal Area = 42.50 sq m / 457.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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