



Carfax, Horsham, West Sussex, RH12 1EQ



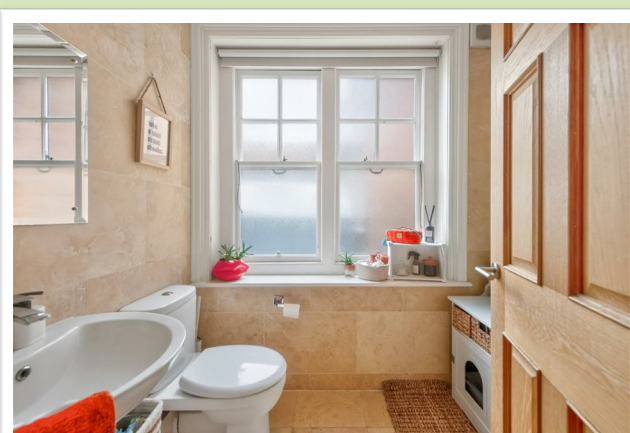
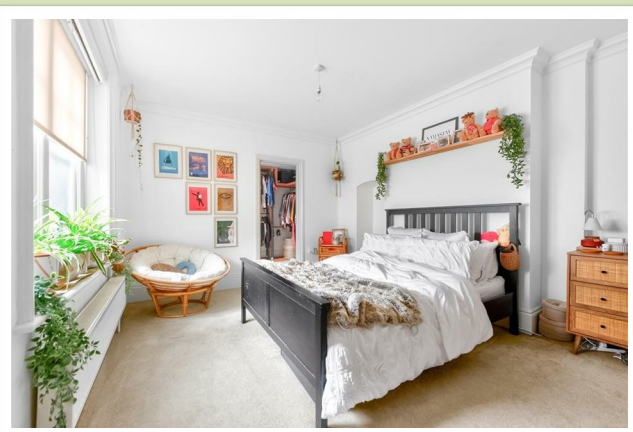
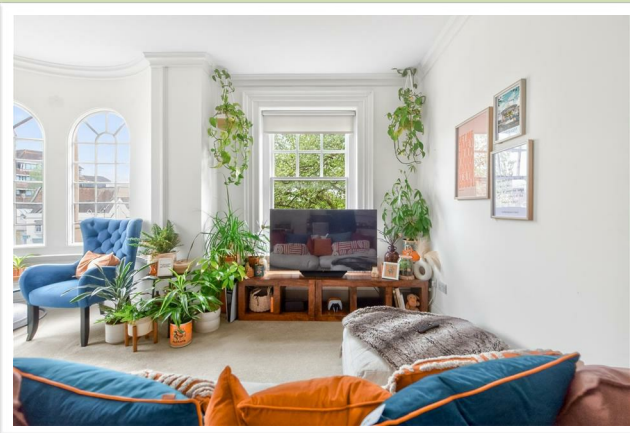
Brought to the market with no onward chain and set across a split-level design offering over 1000sqft of accommodation, this exceptional, luxury apartment combines elegant period charm with contemporary finishes, all positioned right in the heart of Horsham overlooking the historic Carfax.

From the communal entrance, stairs lead to the 2nd floor and into a welcoming hallway that immediately sets the tone and standard. At the centre of the home is a striking open-plan kitchen and breakfast space, thoughtfully arranged around a statement island - perfect for both everyday living and entertaining. A beautiful bay window frames views across the Carfax, allowing natural light to flood the room. The kitchen itself is finished to a high standard, featuring sleek granite worktops, integrated appliances, neutral-toned cabinetry and warm wood flooring, creating a stylish yet inviting atmosphere whilst the sitting area is equally impressive, enjoying a wonderfully bright and airy feel thanks to its large sash windows and high ceilings, again capturing the lively town centre outlook with the iconic bandstand as a focal point. This space retains a wealth of character, including elegant coving, traditional skirting, and a charming brick-built fireplace with decorative mantel, blending classic detailing with modern comfort. Positioned nearby, the second bedroom offers flexibility - ideal as a guest room, home office or additional living space.

Moving through the property, a few steps lead down to a lower hallway, where there is a useful area for seating or storage. Here you will also find a beautifully updated family bathroom, finished with full-height stone tiling, a sleek integrated mirror, and a contemporary wall-mounted shower over the bath. Further along, the principal bedroom provides a generous relaxing retreat, with a quiet aspect and ample room for furnishings. A standout feature is the dedicated dressing area, complete with built-in shelving and hanging space, leading through to an en-suite fitted with a shower, wash basin and WC.

With everything Horsham has to offer quite literally on your doorstep, this elegant apartment is perfectly suited to those seeking the ease of town centre living. From an excellent mix of independent boutiques and well-known high street brands to a diverse selection of cafés and restaurants, the location is second to none - while the generous proportions, high standard of presentation and distinctive character set this home apart from the small number of properties in such a prime and sought-after position.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO:

SECOND FLOOR

FRONT DOOR TO:

ENTRANCE HALL

OPEN PLAN KITCHEN/DINING/LIVING AREA 22'06" x 20'01"
(6.86m x 6.12m)

BEDROOM TWO 12'04" x 8'03" (3.76m x 2.51m)

STAIRS DOWN TO:

HALLWAY

BEDROOM ONE 13'09" x 11'10" (4.19m x 3.61m)

WALK-IN WARDROBE 7'05" x 6'07" (2.26m x 2.01m)

EN-SUITE SHOWER ROOM 7'07" x 4'09" (2.31m x 1.45m)

BATHROOM 10'11" x 6'05" (3.33m x 1.96m)

OUTGOINGS

LEASE LENGTH: 112 YEARS

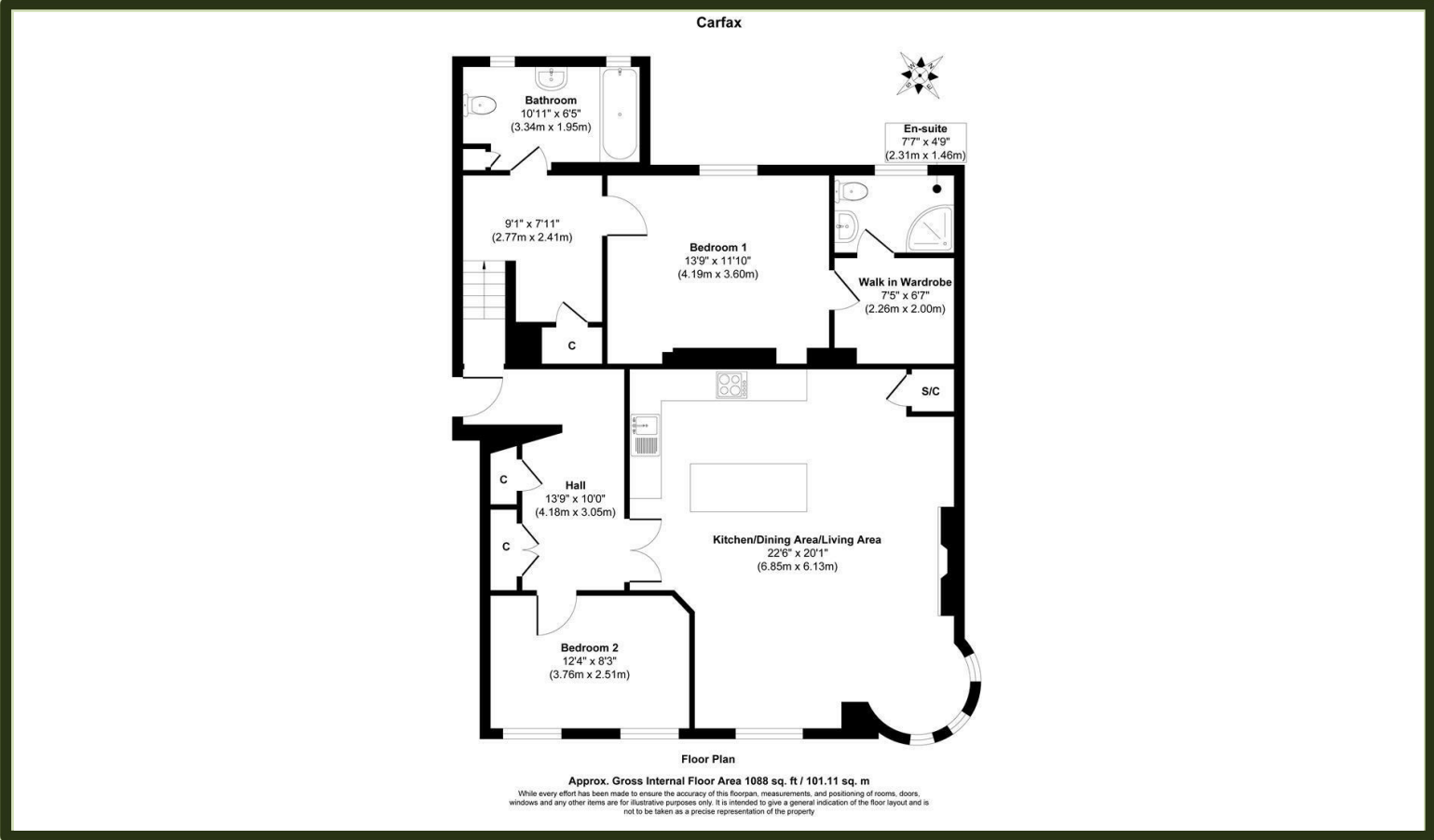
SERVICE CHARGE: £2,300 PER ANNUM

GROUND RENT: £200 PER ANNUM

NO ONWARD CHAIN



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LOCATION: Positioned in the centre of the Carfax, all of Horsham's shops and amenities are on your doorstep. Horsham mainline train station with a service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes) is just a few minutes walk away along with Horsham Park, which offers a variety of activities including the Pavillions Centre with swimming pools and gym. The historic town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and there is Piries Place with an Everyman Cinema and further restaurants. There are sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park. Just a short walk through the historic Causeway leads you to countryside walks over Denne Hill and Chesworth Farm.

DIRECTIONS: From our office walk towards The Carfax. The entrance to the property is to the left of Natwest Bank.

COUNCIL TAX: Band C.

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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