



**Laurel Walk, Horsham, West Sussex RH13 5NR**  
**Guide Price £225,000, Leasehold**

# Laurel Walk, Horsham, West Sussex, RH13 5NR

- Two Double Bedrooms
- Gas Fired Central Heating
- Good Size Sitting Room
- Own Terrace Garden
- EPC D

Well- presented and modernised first- floor maisonette is situated in a highly sought- after residential location close to local amenities, two spacious double bedrooms, a bright and comfortable living area, a contemporary fitted kitchen, and a stylish bathroom,

On the ground floor, a useful external storage cupboard sits opposite the front door, with an entrance lobby and staircase leading to the first- floor landing.

The well- proportioned living room enjoys a pleasant rear aspect and provides ample space for both seating and dining. The modern fitted kitchen is equipped with a range of wall and base units, generous work surfaces, a built- in oven with four- ring hob, and space for appliances including a washing machine and fridge freezer.

Both bedrooms are doubles, with the second benefitting from a built- in storage cupboard. Completing the accommodation is a contemporary bathroom, finished with a



white suite comprising a panel- enclosed bath with shower over, vanity unit basin, and close- coupled WC

To the rear of the property is a stone terrace garden which provides the prefect space for summer BBQ and offers ease of maintenance

These properties are great for First Time Buyers or investments buyers as the gross yield is 6.7% if the property is purchased at £240,000 and rented out at £1350 pcm

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

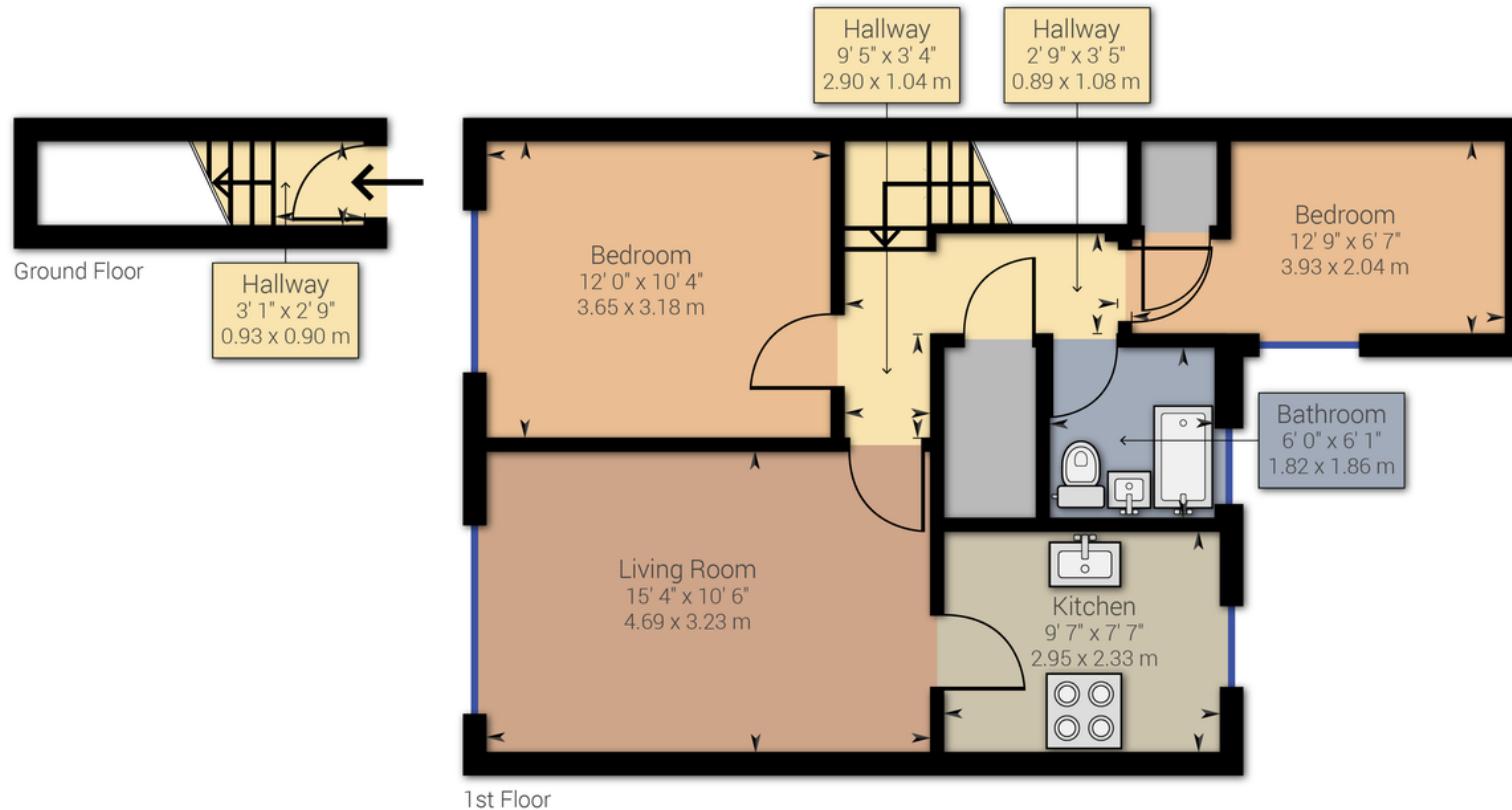
There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92-bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

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 has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.





## Martin & Co Horsham

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