

Wyndham Hall North Parade

Horsham, RH12

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: TBC

- Two double bedrooms & two bathrooms
- Large dual aspect living/dining room with turret feature
- Kitchen with granite worksurfaces and built-in appliances
- Underfloor heating and air conditioning
- Gated access, secure garage with loft storage above
- Situated on the second floor (with lift) and at the rear of Wyndham Hall
- Share of Freehold
- No onward chain





This exceptional two bedroom, two bathroom apartment offers a rare opportunity to acquire a spacious and beautifully presented home within a secure, gated development just moments from Horsham town centre.

The main reception space is a generous dual aspect living and dining room, enhanced by a striking turret feature that adds character and an abundance of natural light to the space. The well-appointed kitchen is separated from the main reception space by a breakfast bar and is fitted with granite worksurfaces and integrated appliances including Siemens oven and microwave, Siemens hob and fridge freezer, and Bosch dishwasher. Whilst the current hob is electric there is a gas supply to the kitchen should any new owner wish to replace this with a gas hob.

Both bedrooms are comfortable doubles with built-in wardrobes, with the principal bedroom also benefitting from an en suite shower room. The second bathroom is conveniently located off the generous hallway, making it ideal for guests or family. There is also a utility cupboard which provides further storage and houses the boiler and washer/dryer. There is underfloor heating throughout the apartment and an air conditioning unit situated in the reception/kitchen space.

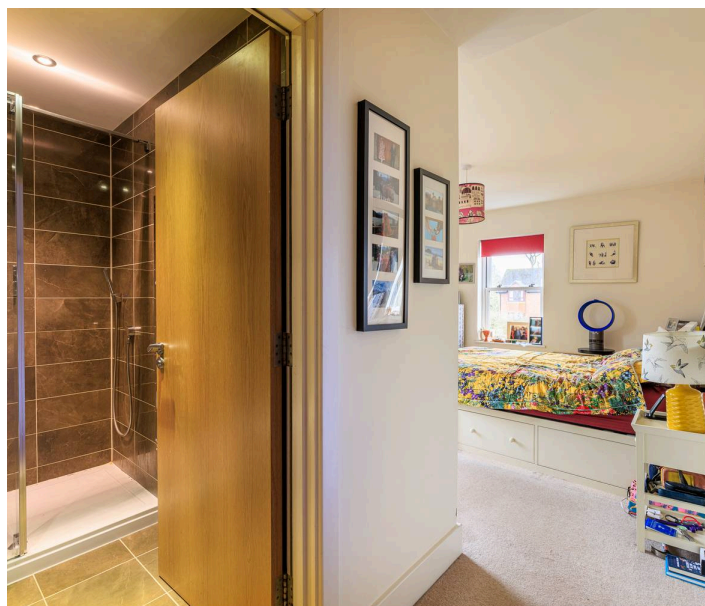


Residents of Wyndham Hall benefit from lift access to all floors and a share of the freehold. This particular apartment is located on the second floor and is triple aspect with outlooks to the rear and sides (not overlooking the road to the front). There is the added benefit of visitors parking spaces as well as well maintained grounds to the front and back, with a spectacular Magnolia tree taking pride of place on the front lawn. This particular apartment comes with its own garage (secured behind the electric gates) with electric door and useful storage above.

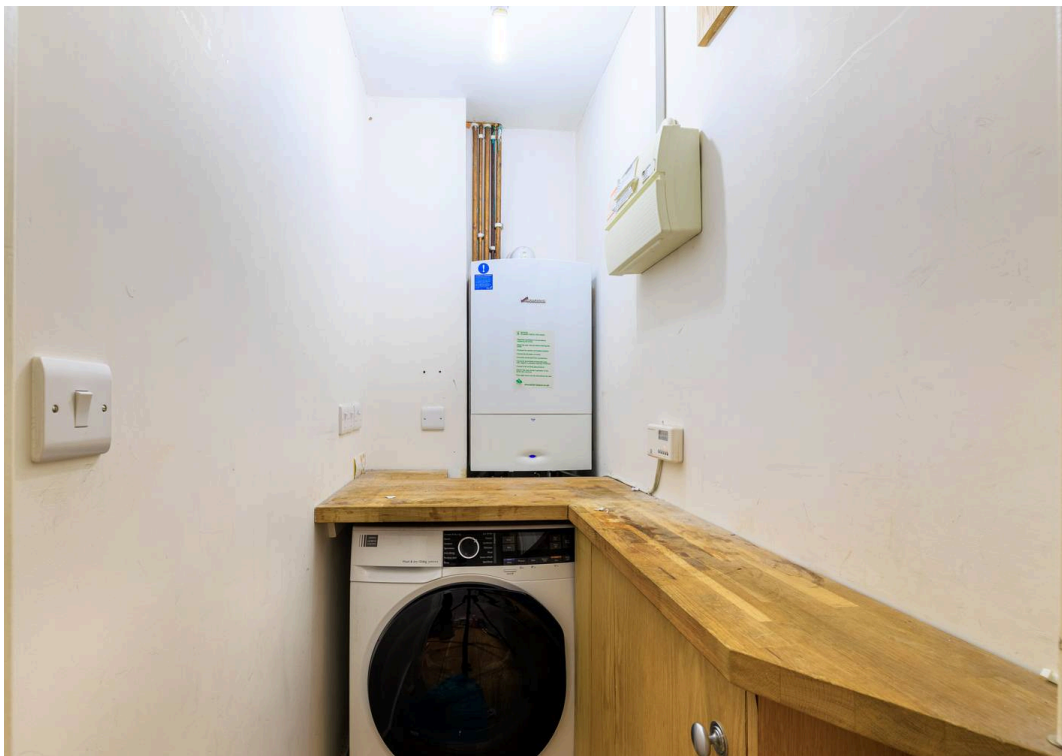
Horsham Park - with its leisure centre, cafe, ponds and variety of open spaces and gardens - is but a few hundred metres down the road, and Horsham station is just 0.6 miles away (direct trains to London Victoria in under an hour).

Horsham town centre itself is a soughtafter market town and offers a wide variety of independent and high-street shops, cafes, restaurants and leisure options; as well as regular markets and live events hosted on the cobbled streets of the Carfax.

Offered with no onward chain, this superb apartment presents a straightforward purchase for those looking for a well-proportioned and well-appointed home in a convenient and well-regarded location.

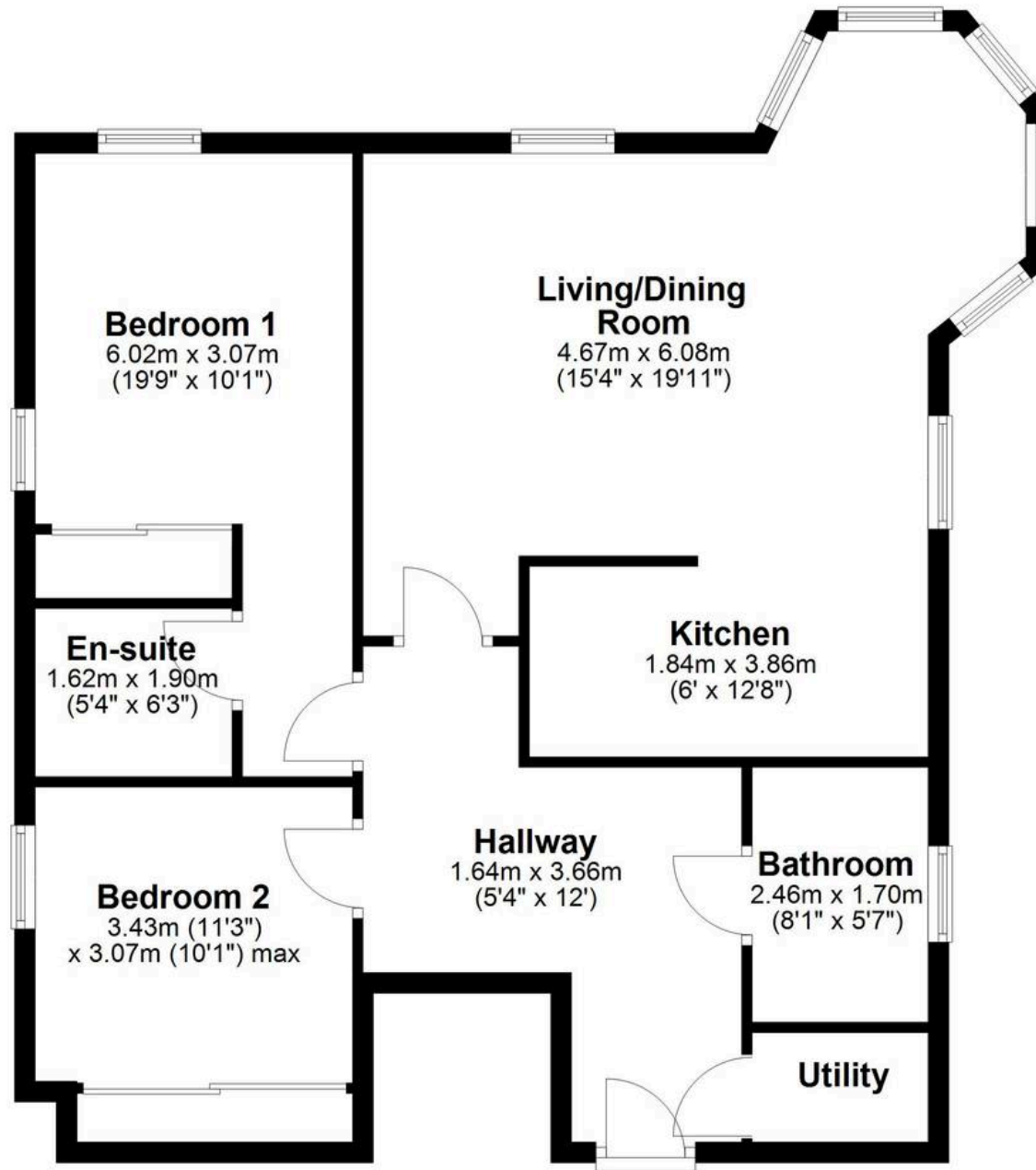






Second Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)