



**Connells**

Victory Road  
Horsham



### Property Description

This one bedroom first floor maisonette offers comfortable living in a highly convenient location. The property features a bright lounge diner, a spacious kitchen breakfast room and a well-proportioned bedroom and bathroom, providing an ideal layout for first time buyers, downsizers or investors.

An allocated parking space adds everyday practicality, while the property's excellent position places it within walking distance of Horsham station and Horsham town centre, offering easy access to transport links, shops, cafes and local amenities.

This is a rare opportunity to secure a conveniently located home in a sought-after area of Horsham.

### Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

## Ground Floor

### Hall

### First Floor

### Hall

### Dining Room

13' 1" (max) x 7' 6" (max)  
(3.99m (max) x 2.29m (max))

### Kitchen

7' 5" (max) x 10' 1" (max)  
(2.26m (max) x 3.07m (max))

### Bedroom

13' 4" (max) x 10' 4" (max)  
(4.06m (max) x 3.15m (max))

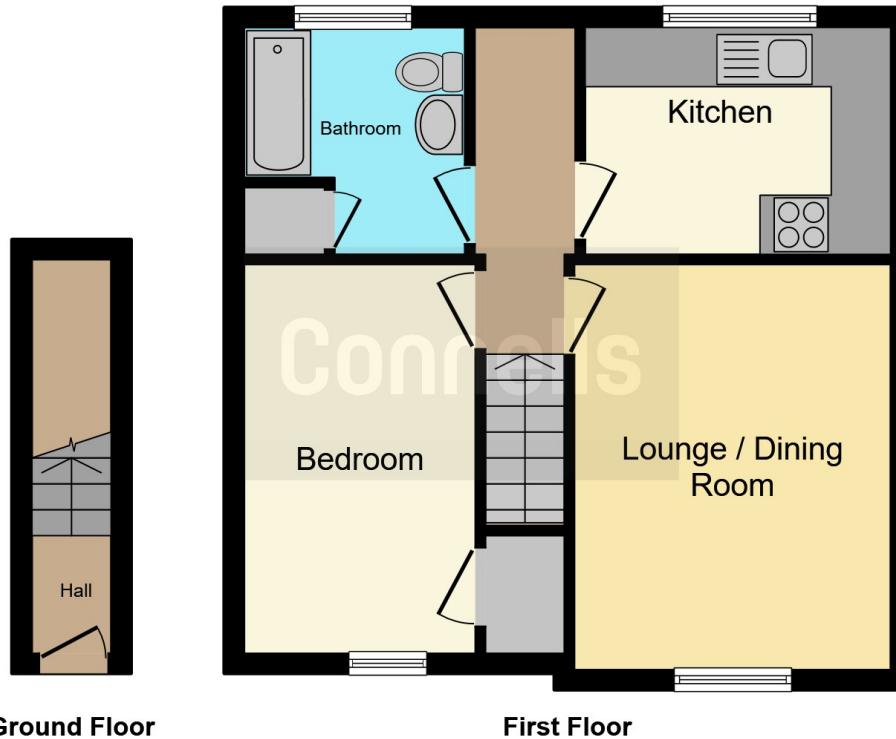
### Bathroom

7' 4" (max) x 7' 1" (max)  
(2.24m (max) x 2.16m (max))









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: B

Service Charge: 989.75    Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HSH407374](http://connells.co.uk/Property/HSH407374)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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