



**Delancey Court, Wimblehurst Road, Horsham, RH12 2DU**

Guide Price £395,000 Leasehold



- Top floor position
- Lift access
- Double aspect sitting room
- South west facing light
- Also fitted kitchen
- Kitchen with window
- Three bedroom layout
- EPC C
- No chain above
- Viewing recommended

A well proportioned and naturally bright top floor apartment, ideally positioned within this established development on Wimblehurst Road, just a short distance from Horsham town centre, park and railway station.

Occupying a top floor position with both lift and stair access, the property immediately feels lighter, quieter and more private than many within the block.

The accommodation is centred around a generous entrance hall and is particularly notable for its double aspect sitting room, which enjoys a south west orientation and excellent natural light throughout the day.

The kitchen is fitted with a bespoke Alno range of units, a well regarded German manufacturer known for quality and durability.

The layout is both practical and well designed, complemented by integrated appliances and a window providing natural light and ventilation, a feature not always



found in similar apartments within the development.

There are three bedrooms, with the principal bedroom enjoying its own ensuite shower room. The remaining bedrooms are well sized and offer flexibility, whether for guests, working from home or additional reception space.

A separate bathroom serves the remaining accommodation.

The property has recently been redecorated and fitted with new carpets in the main living areas and bedrooms, allowing a straightforward move for an incoming purchaser.

Further benefits include double glazing, gas fired heating, an entry phone security system, well maintained communal grounds, allocated parking and additional visitor spaces.

Offered for sale with no onward chain, this is a rare

opportunity to acquire one of the brighter and better positioned apartments within the development.

#### Location

This superb second floor (top) apartment is set within an enviable, central location, close to Horsham town centre.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store and a Sainsburys, with a Tesco Extra in neighbouring Broadbridge Heath.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, arts and crafts. East Street, or `Eat Street` as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close by in Horsham Park whilst the nearby Capitol has a cinema and theatre and there is also Everyman Theatre (cinema) just off the Carfax.

For those needing to commute, Horsham Station, is just a short walk away, 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.

#### Material Facts

Guide Price £395,000

Tenure: Leasehold Lease 125 years started 1st July 1998

97 years remaining

Service charge £3,145.80 yearly

Ground rent £358.76 yearly

Ground Rent Review Period: Every 25 years



Council Tax Band : F

EPC: C

Property type: Second Floor Apartment with lift access

Mains services: Electricity, water and drainage

Heating type: Gas Central Heating

Broadband information:

Standard To Fast Available

Speeds from 15mbps to 1800mbps

Fibre to the property

Mobile coverage:

Good with most providers

Flood / erosion risk:

River and seas: Very Low risk

Surface water: Very Low risk

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