



Victory Road, Horsham, West Sussex, RH12 2JF



woodlands



Located in the popular west side of Horsham, this ground floor double bedroom apartment is a fantastic option for first time buyers and investors alike, looking for a spacious apartment with private garden area. The location can't be beaten - just a short walk away from Horsham Park and The Rec playing fields, allowing the new owners to enjoy the abundant greenspace this area has to offer. We are also within easy walking distance of Horsham train station and the town centre beyond, with an excellent range of amenities, independent shops and major high street retailers, you can see why so many people choose to settle down here.

A private driveway area provides this row of maisonettes with off street parking, with one allocated space adjacent to the front door for this property. The front door leads into a bright and welcoming entrance hall, with all rooms accessed from here. To the front of the property is a generous sized kitchen, offering a range of fitted wall and base units as well as space for all necessary appliances. The living/dining room is well proportioned with its traditional feature bay window. The room has had a thoughtfully designed window seat added and is decorated in neutral tones. A large glazed door leads out to an attractive private rear garden, setting it apart from most other properties at this price point. With its mature shrubs and low maintenance paving, this is an excellent space to enjoy entertaining and outdoor dining on sunny days. The bathroom is modern and bright with white bathroom suite and useful airing cupboard. The master bedroom is a generous double and provides ample space for wardrobes as well as benefitting from a large built in cupboard.



The property is being sold with no onward chain.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

KITCHEN 10'06" x 7'11" (3.20m x 2.41m)

LIVING/DINING ROOM 10'11" x 13'06" (3.33m x 4.11m)

BEDROOM 8'06" x 13'07" (2.59m x 4.14m)

BATHROOM 8'0" x 7'09" (2.44m x 2.36m)

OUTSIDE

ALLOCATED PARKING

PRIVATE GARDEN AREA

OUTGOINGS

LEASE LENGTH: 211 YEARS.

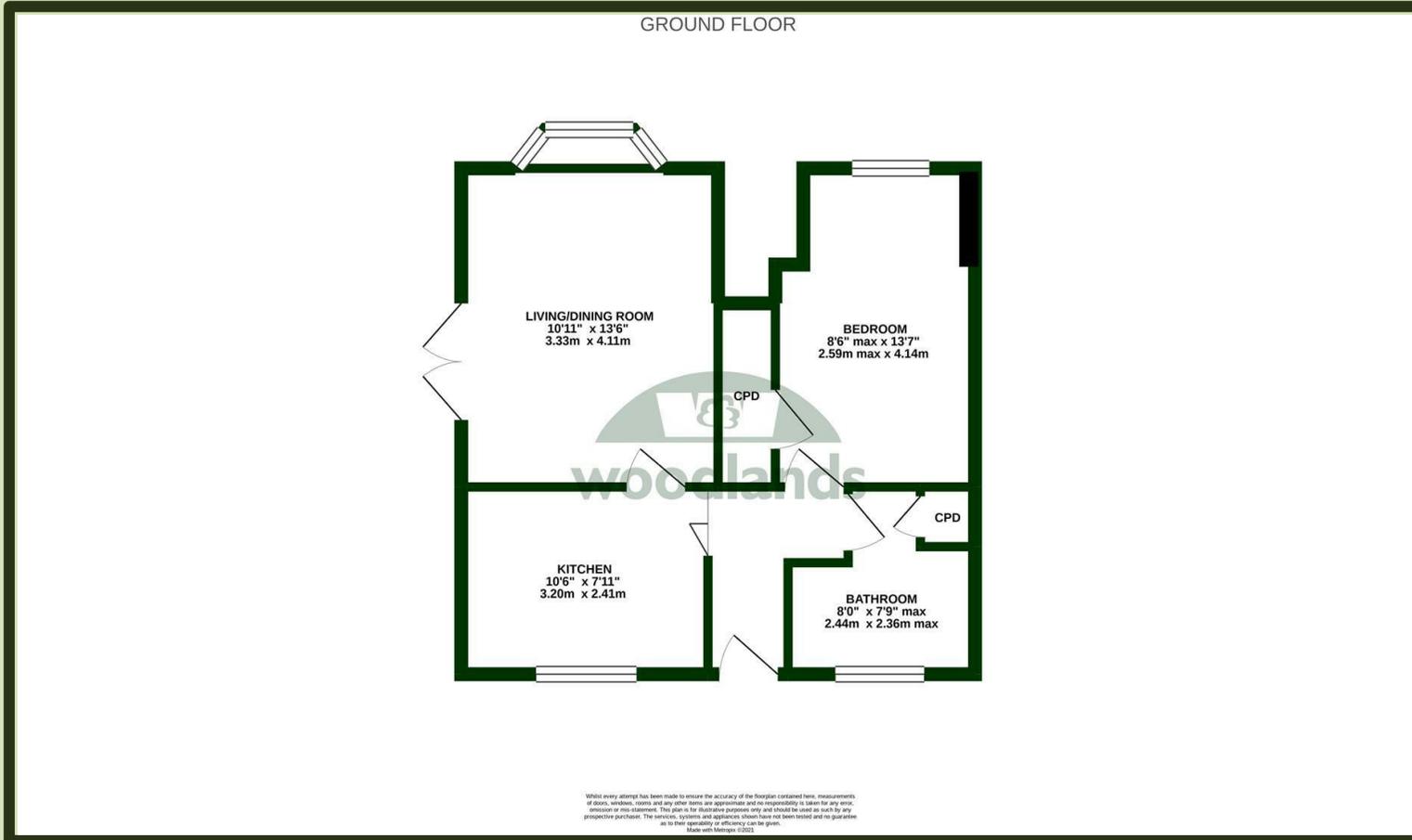
MAINTENANCE: APPROX £900 PER ANNUM.

GROUND RENT: £300 PER ANNUM.

NO ONWARD CHAIN



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Academy and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the lights into Springfield Road. Continue into North Parade with Horsham Park on your right hand side. Take the second left into Rushams Road and then third right into Victory Road.

COUNCIL TAX: Band B.

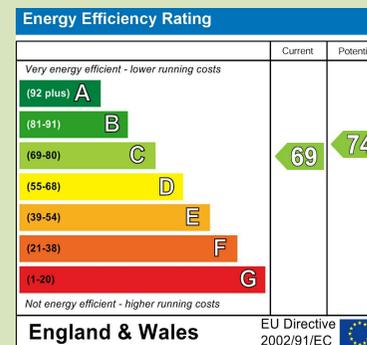
EPC Rating: C.

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.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.