

Wimblehurst Road, Horsham, West Sussex, RH12 2ED

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£220,000







Brought to the market with no onward chain and perfectly positioned for commuters and those looking to enjoy everything Horsham has to offer, this impressive first floor apartment combines generous living space with a highly convenient location. Equally well positioned for both Horsham and Littlehaven train stations whilst the A24 and A264 offers excellent road links for those travelling further afield. Horsham's vibrant town centre is just over a mile away, where you'll discover an excellent selection of major high street retailers alongside an array of independent boutiques, cafés, bars and restaurants.

The property also benefits from a fantastic range of local amenities, all within walking distance. Most notably, Horsham Park providing a beautiful green space to relax and enjoy, just a few minutes walk from the property.

Set to the rear of an attractive period conversion, the apartment enjoys a pleasant position within the development. A communal entrance hall leads to the first floor, where the private front door opens into a welcoming central hallway that provides access to all of the accommodation.

The property is beautifully presented, and finished in a modern palate, and tastefully styled, whilst also highlighting attractive features that you would expect from a period home. Updated flooring creates a more modern aesthetic to the property as well as practicality. The standout feature is undoubtedly the spacious sitting and dining room, a wonderfully versatile space enhanced by an attractive feature fireplace (decorative feature only) and a replacement sash window that fills the room with natural light. The generous proportions comfortably accommodate both living and dining areas.

The kitchen is fitted with a good range of units and space for freestanding appliances, while the bathroom is finished with a stylish white suite and benefits from natural light via a window.

Completing the accommodation is a generous double bedroom, featuring a built-in wardrobe and a replacement sash window, creating a bright and comfortable retreat. This room is large enough to accommodate a dedicated study or work space if required.

Externally, the property is further complemented by an allocated off-road parking space, conveniently situated to the front of the development, adding yet another practical benefit to this attractive home, whilst the updated electric panel heaters are effective at creating a warm and inviting space year-round.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 14'0" x 14'0" (4.27m x 4.27m)

KITCHEN 6'04" x 8'05" (1.93m x 2.57m)

BEDROOM 14'0" x 12'0" (4.27m x 3.66m)

BATHROOM 5'05" x 8'11" (1.65m x 2.72m)

OUTSIDE

ALLOCATED PARKING SPACE

OUTGOINGS

LEASE TERM: 125 YEARS FROM 01.01.2009

LEASE LENGTH: 108 YEARS

SERVICE CHARGE: VARIES - AVERAGES £1,233 PA

GROUND RENT: £100 PER ANNUM

NO ONWARD CHAIN

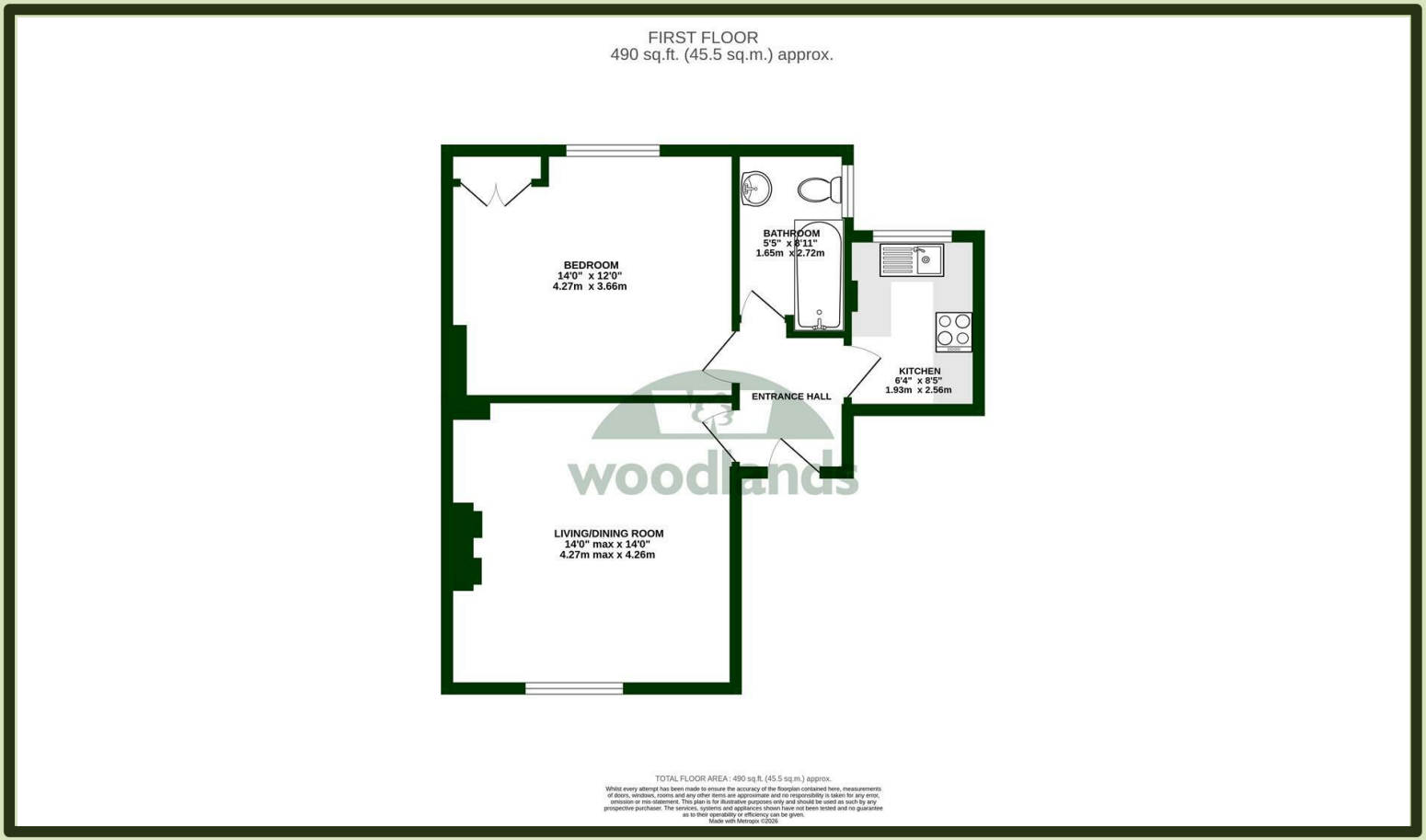
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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is Piries Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road.

COUNCIL TAX: Band B

EPC Rating: D.

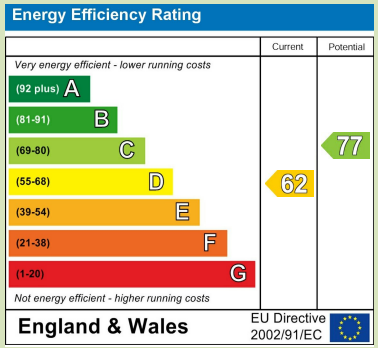
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.





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