



Fender House, Gilligan Close, Horsham, West Sussex, RH12 1UH



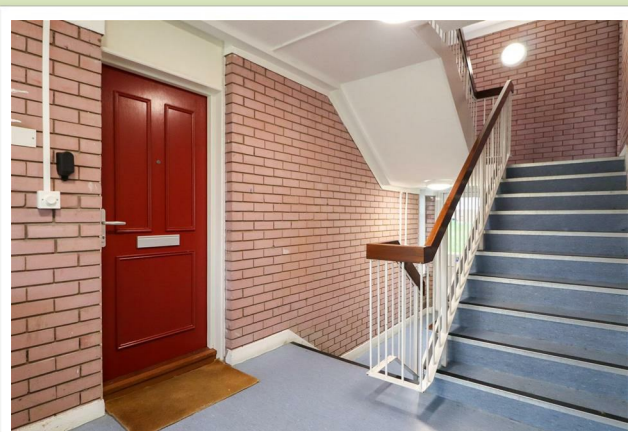
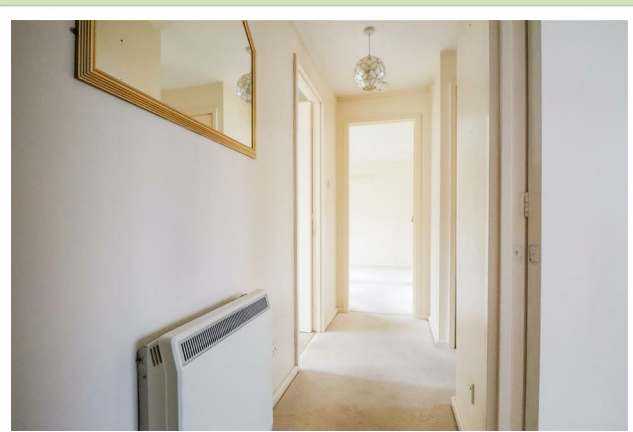
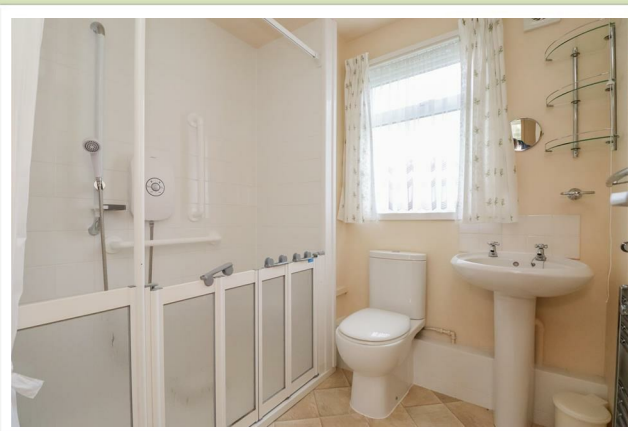


A fantastic opportunity to purchase a spacious two bedroom apartment in central Horsham. This property would be an excellent option for first time buyers and investors alike. Benefitting from a long lease and low service charges, the property is being sold with no onward chain.

Fender House is in a popular location, just a few minutes walk to the centre of town and with communal grounds leading down to the River Arun. Horsham station is within walking distance, and the property also features communal parking so this property is bound to appeal. Requiring some updating, the property can be enhanced and improved by the new owners, to put their own stamp on décor should they wish.

Accessed by a communal entrance hall, the front door leads into a hallway with large storage cupboard. Both bedrooms are good sized doubles. The bathroom has been changed into a shower room with a large airing cupboard found in the hallway. The main living room is an generous size, bright and spacious with room for sofas, as well as dining room table and chairs. The kitchen is separate from the living room and would comfortably accommodate a breakfast table and chairs, with a good range of base and wall units.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LARGE STORAGE CUPBOARD 9'05" x 3'03" (2.87m x 0.99m)

LIVING/DINING ROOM 14'04" x 11'10" (4.37m x 3.61m)

KITCHEN/BREAKFAST ROOM 9'10" x 9'10" (3.00m x 3.00m)

BEDROOM ONE 10'10" x 10'07" (3.30m x 3.23m)

BEDROOM TWO 9'10" x 8'10" (3.00m x 2.69m)

SHOWER ROOM 6'05" x 6'08" (1.96m x 2.03m)

OUTSIDE

COMMUNAL GROUNDS

COMMUNAL PARKING

OUTGOINGS

LEASE LENGTH: 175 YEARS

SERVICE CHARGE: £1,451.64 PER ANNUM

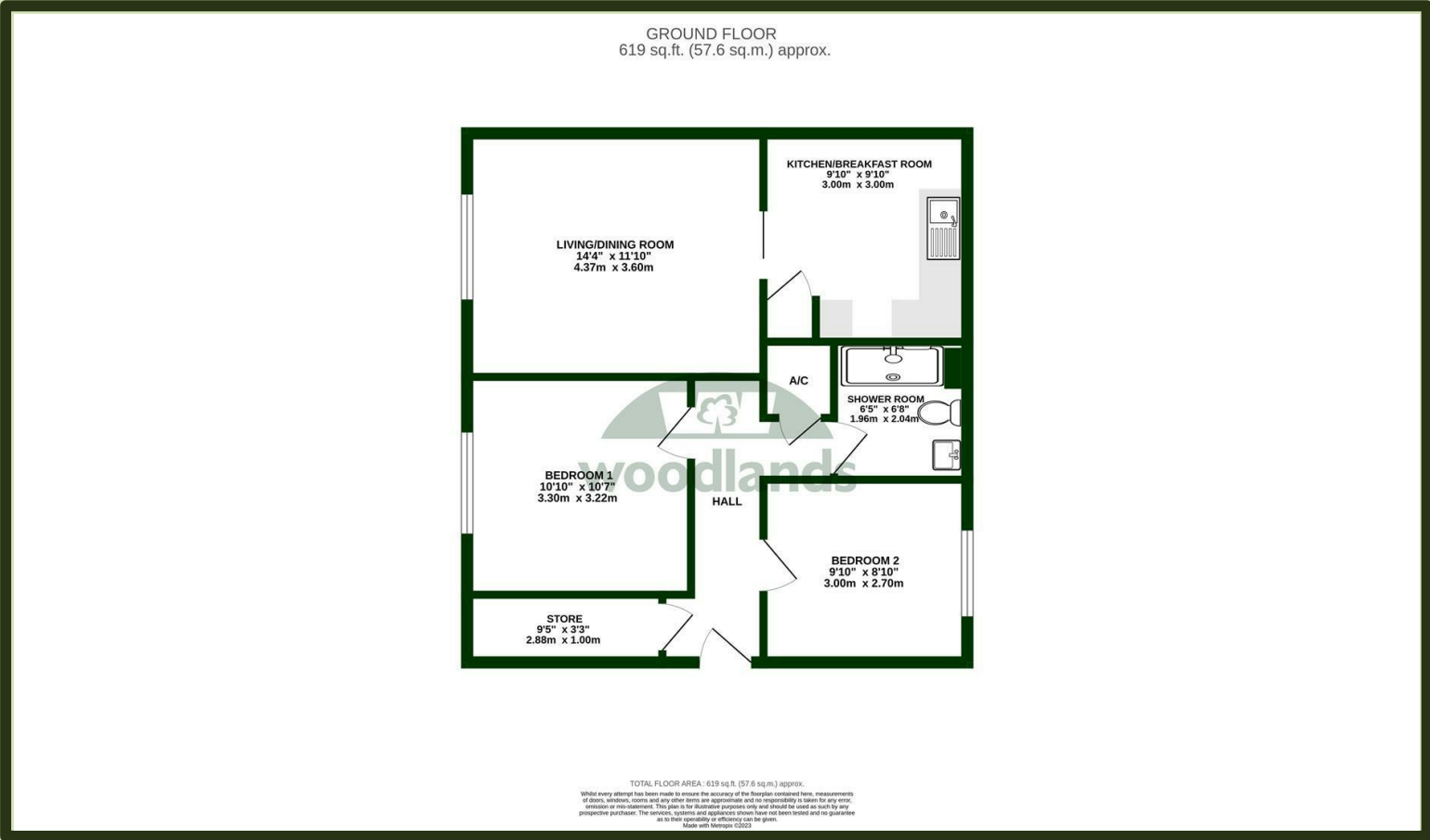
GROUND RENT: £10 PER ANNUM

GROUND RENT INCLUDED IN SERVICE CHARGE FIGURE

NO ONWARD CHAIN



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LOCATION: The property is situated in a development on the west side of Horsham within easy access of local shops and amenities. Horsham town centre is within walking distance and offers a comprehensive range of shopping facilities with its wide selection of restaurants, cafes and shops, including John Lewis at Home store and a large Waitrose. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away.

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-op and Pets Corner into Blackbridge Lane. Gilligan Close is then the next left.

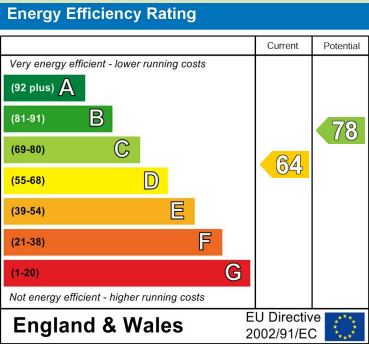
COUNCIL TAX: Band B

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.