Holmes Park, North Street, Horsham, West Sussex, RH12 1FA

woodlands

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£220,000

Brought to the market with no onward chain, this spacious ground floor apartment in the sought-after Holmes Park development places you right at the centre of everything Horsham has to offer, with the mainline station and bustling town centre just a short stroll away. This historic market town blends character and convenience beautifully, offering an impressive mix of independent boutiques, well-known retailers and twice-weekly local markets that give the area a lively community feel.

Directly opposite, Horsham Park provides an enviable green outlook, complete with tennis courts and The Pavilions Leisure Centre, where residents can enjoy a well-equipped gym and swimming facilities. Next door, The Capitol cinema and theatre adds to the vibrant lifestyle on your doorstep, while scenic countryside walks and cycle routes are close by, with the South Downs and coastline easily accessible for days out. Commuters are perfectly positioned, with direct rail links to Gatwick and London Victoria from nearby Horsham Station, alongside straightforward road connections to the M23 and M25.

Accessed via an impressive glass entrance hall with secure video entry, Holmes Park immediately conveys a sense of quality, enhanced by a concierge service that underlines the development's premium feel. This ground floor apartment enjoys a notably private and peaceful position, ideal for relaxed day-to-day living.

Inside, the welcoming entrance hall offers useful built-in storage and leads through to a contemporary bathroom fitted with a stylish white suite, vanity unit and a full-sized bath with rainfall shower above. The generous double bedroom provides ample space for furnishings, including the option for a dedicated study area. At the heart of the home lies the bright and spacious kitchen/living room, featuring high ceilings and underfloor heating to create a flexible and comfortable living environment. The sleek kitchen is well appointed with integrated appliances - including fridge/freezer, dishwasher, washer/dryer, oven and hob - complemented by elegant stone worktops.

Completing the package is a secure, allocated underground parking space, adding further convenience to this superbly located apartment.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL 6'02" x 11'02" (1.88m x 3.40m)

LIVING ROOM / KITCHEN 21'03" x 12'03" (6.48m x 3.73m)

BEDROOM 11'09" x 10'10" (3.58m x 3.30m)

BATHROOM 4'11" x 7'03" (1.50m x 2.21m)

OUTSIDE

SECURE UNDERGROUND ALLOCATED PARKING

OUTGOINGS

LEASE TERM: 126 YEARS FROM 24.06.2018

LEASE LENGTH: 118 YEARS

SERVICE CHARGE: £1,598.20 PER ANNUM

SERVICE CHARGE REVIEWED ANNUALLY

GROUND RENT: £240 PER ANNUM (2025-2026)

NO ONWARD CHAIN

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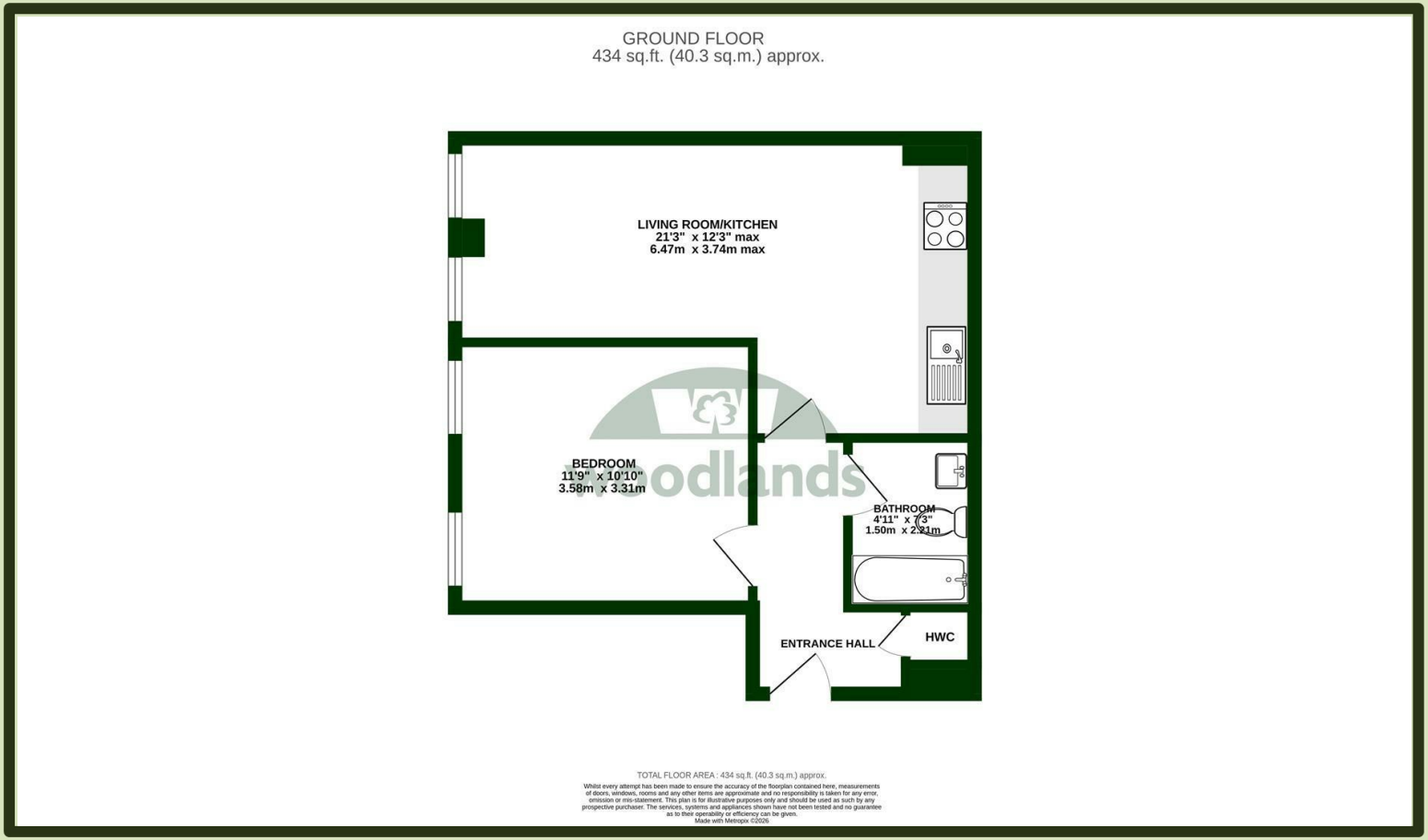

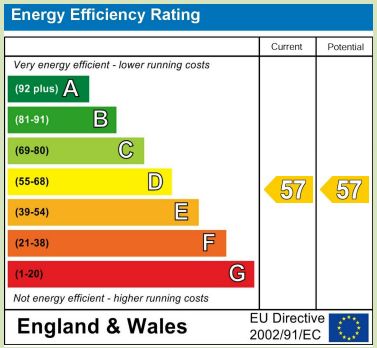

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. Holmes Park can be found on the right hand side, just past The Capitol Theatre.

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 ON 01403 270270.

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