



Brought to the market with no onward chain, and nestled in a popular residential area of Horsham, this superbly maintained two-bedroom ground floor flat on Orchard Road offers the perfect blend of comfort, space and convenience.

Boasting its own private rear garden – a rare and highly sought-after feature at this price point – the property is ideal for first-time buyers, downsizers or investors alike. The location is perfect for those looking to benefit from the convenience of being within easy walking distance to local schools, Horsham station and the town centre with everything Horsham has to offer- from its abundance of bars, shops, restaurants, excellent amenities and public greenspaces. You can see why so many people look to settle here.

A covered entrance porch provides a sheltered welcome, leading into a bright and spacious hallway complete with useful built-in storage. The living/dining room is a generous, light-filled space finished in tasteful neutral tones, with ample room for both lounging and entertaining. The separate kitchen is equally well-appointed, featuring a range of base and wall units, a modern Worcester boiler, fitted oven and gas hob, and a handy breakfast bar with seating for two – perfect for informal dining or your morning coffee.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a wall of built-in wardrobes and storage cupboards. The bathroom is well appointed, with shower over the bath, vanity sink unit and heated towel rail.

A real showstopper here is the private rear garden – a peaceful, sunny retreat with a patio, lawn and mature planting, ideal for al fresco dining or simply unwinding. The property also includes a large, private external storage area, perfect for bikes, garden tools or seasonal items.

Well-presented and ready to move into, this delightful flat is ideally situated within easy reach of Horsham's town centre, mainline station, and local amenities. Early viewing is highly recommended to appreciate all that this charming home has to offer.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 10'10" x 14'07" (3.30m x 4.45m)

KITCHEN 10'10" x 8'10" (3.30m x 2.69m)

BEDROOM ONE 10'0" x 10'09" (3.05m x 3.28m)

BEDROOM TWO 12'06" x 8'10" (3.81m x 2.69m)

BATHROOM 6'0" x 5'11" (1.83m x 1.80m)

OUTSIDE

STORE 6'0" x 6'10" (1.83m x 2.08m)

PRIVATE REAR GARDEN

OUTGOINGS

LEASE LENGTH: 102 YEARS

SERVICE CHARGE: £935.40 PER ANNUM

GROUND RENT: £10 PER ANNUM

NO ONWARD CHAIN



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