



Bartholomew Way, Horsham, West Sussex, RH12 5JL





Situated in a very popular area of North Horsham within easy walking distance to Littlehaven station, this beautifully presented one bedroom first floor apartment is offered to the market with no onward chain.

The property is accessed from the ground floor via a secure video entry system, with stairs leading to a very well-presented communal hallway that enhances the appeal of these spacious apartments.

The front door leads into an entrance hall with a useful storage cupboard for coats and shoes. The kitchen is tastefully appointed with a range of fitted wall and base units along with integrated oven and hob, as well as space for freestanding washing machine and fridge freezer. A highlight of this room is a fully automated skylight with wall mounted control. The bathroom is tastefully tiled and has a mirrored vanity unit with sensor light. The hallway leads to the bedroom which is a generous double with plenty of space for bedside tables, wardrobes and cupboard units. The main living room is bright with large windows letting the room flood with natural light and a particular feature of this apartment is a spacious west-facing balcony to soak up the afternoon sun.

The property also benefits from recently installed gas boiler along with two residents parking permits for the adjacent car park.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**FIRST FLOOR**

**Front door to:**

**ENTRANCE HALL**

**KITCHEN** 6'10" x 10'10" (2.08m x 3.30m)

**LIVING ROOM** 10' max x 21'10" max (3.05m max x 6.65m max)

**BALCONY** 10'10" x 4' (3.30m x 1.22m)

**BEDROOM** 8'2" x 14' (2.49m x 4.27m)

**BATHROOM** 4'10" x 9'1" (1.47m x 2.77m)

**OUTSIDE**

**TWO RESIDENT PARKING PERMITS FOR ADJACENT CAR PARK**

**OUTGOINGS:**

**LEASE LENGTH:** 225 years

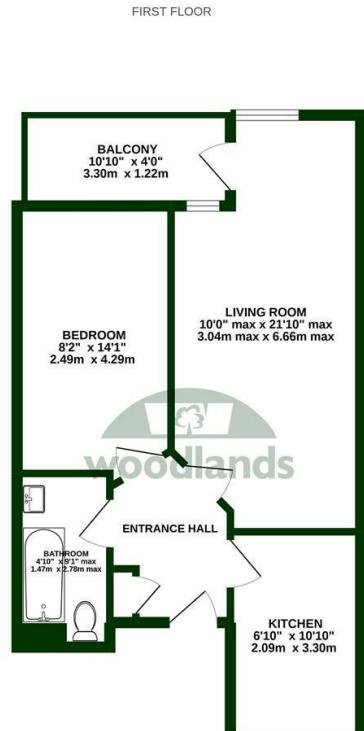
**MAINTENANCE:** £1,688.80 per annum

**GROUND RENT:** We believe included in maintenance.

**NO ONWARD CHAIN**

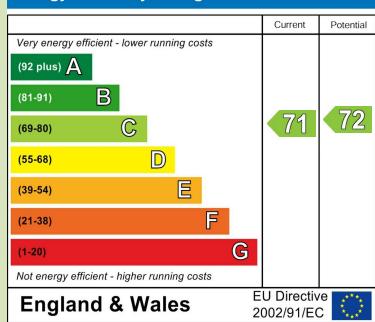


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned in the floorplan have not been tested and no guarantee as to their operability or efficiency can be given.

#### Energy Efficiency Rating



**woodlands**

Tel: 01403 270270

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.

**LOCATION:** Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which offers a selection of restaurants and an Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham town centre take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit on the left and continue along this road. At the next roundabout take the second turning on the left and continue along this road which is Rusper Road. After the railway crossing on Rusper Road take the third turning on the right which is Tylden Way. Take the third exit on the left into Bartholomew Way. The property can be found on the left hand side above the group of shops.

**COUNCIL TAX:** Band 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