

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Thinking of purchasing as an Investment Property?



Woodlands Lettings would be delighted to assist you with finding a suitable tenant, carry out all the referencing on your behalf & ensuring all the necessary paperwork is in place. Please call us on 01403 252100 & we would be happy to discuss terms with you & of course help in any way we can.

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.



Established 1991

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Delancey Court, Wimblehurst Road, Horsham, West Sussex, RH12 2DU £325,000 Leasehold

Delancey Court is an exclusive development situated on the corner of Wimblehurst Road, which is one of Horsham's most sought after locations. Its prime central position means that it is ideally situated for Horsham Park, busy town centre and is just a short walk from the mainline railway station. The block is accessed via double doors and has a secure telephone entry system leading into to grand communal entrance hall. A lift and stairs take you to the top floor where this apartment is located. A private front door leads into the large hallway with convenient storage cupboards, and doors lead to all principal rooms. The 19ft x 11ft double aspect lounge/dining room is ideal for entertaining with a feature fireplace and plenty of space for furniture. There is a separate modern Kitchen offering a number of integral appliances including fridge and freezer, Bosch oven and microwave oven, dishwasher and washing machine. There are also two generous double bedrooms, with the master boasting a fabulous modern en-suite shower room with rain fall shower. The main bathroom with its contemporary modern suite completes this executive accommodation, which must be viewed to fully appreciate the size. Outside, the development has its own private car park, with this property benefitting from one allocated parking space. There are also a number of visitor bays for guests, and communal gardens surrounding the development.



- TOP FLOOR APARTMENT
- EN-SUITE SHOWER ROOM
- MODERN KITCHEN WITH APPLIANCES
- ALLOCATED PARKING
- COMMUNAL LIFT TO TOP FLOOR
- TWO DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE/DINING ROOM
- MODERN BATHROOM
- COMMUNAL GROUNDS
- NO ONWARD CHAIN

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 person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property

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LOCATION

Horsham is a market town and the property is located within half a mile from the town centre, which provides a good range of shops including two supermarkets, recreational facilities and the arts centre with cinema and theatre. The mainline railway station provides links to London Bridge (about 54 minutes) and London Victoria (about 52 minutes). There are excellent road connections to Guildford, Brighton, Gatwick Airport, and the M25 motorway network. There are many good schools in Horsham, both state and private, including Millais, Tanbridge House and Forest secondary schools. For private schools there are Christ's Hospital, Farlington and Handcross Park.

Accommodation with approximate room sizes:

COMMUNAL ENTRANCE

Lift and stairs to:

TOP FLOOR

Front door to:

ENTRANCE HALL

LOUNGE/DINING ROOM 6.02m x 3.63m (19'9" x 11'11")

KITCHEN 3.91m x 2.11m (12'10" x 6'11")

MASTER BEDROOM 5.08m x 2.72m (16'8" x 8'11")

EN-SUITE SHOWER ROOM

BEDROOM TWO 3.63m x 3.18m (11'11" x 10'5")

BATHROOM 2.11m x 2.08m (6'11" x 6'10")

OUTSIDE

ALLOCATED PARKING

COMMUNAL GARDENS

OUTGOINGS

LEASE LENGTH: To be confirmed.

MAINTENANCE: To be confirmed.

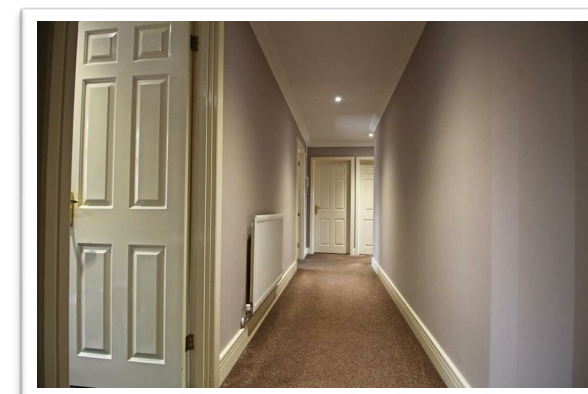
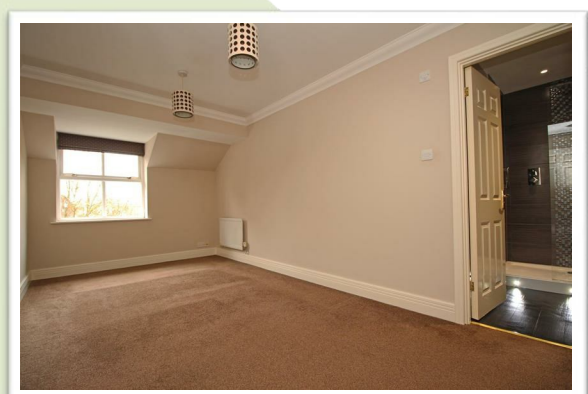
GROUND RENT: To be confirmed.

COUNCIL TAX: To be confirmed

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.

Energy Performance Certificate HM Government

Wimblehurst Road, HORSHAM, RH12

Dwelling type: Top-floor flat Reference number:
Date of assessment: 18 May 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 May 2017 Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

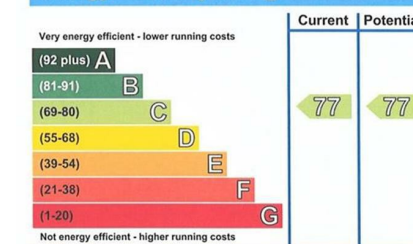
Estimated energy costs of dwelling for 3 years: £ 1,515

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	Not applicable
Heating	£ 1,020 over 3 years	£ 1,020 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 1,515	£ 1,515	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.