



Lynwood Court, Rushams Road, Horsham, West Sussex, RH12 2QA



woodlands



Offered to the market with no onward chain and available to cash buyers only due to a remaining lease term of approximately 33 years, this spacious two-bedroom ground floor apartment represents a superb opportunity for investors.

Perfectly positioned in one of Horsham's most sought-after town centre locations, the property provides excellent potential to refurbish, reimagine, and add value - ideal for those keen to update décor and style to their own taste while exploring future lease extension options. Low service charges further enhance its appeal, making it an attractive investment prospect with strong yield potential and long-term rental demand.

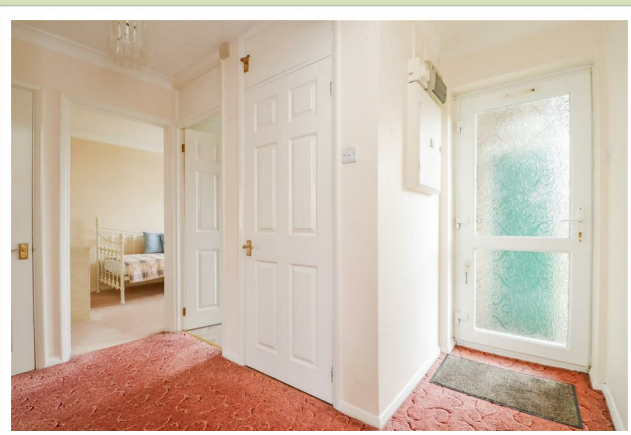
Set within the well-regarded Lynwood Court, the property enjoys a rare blend of peace and convenience - tucked away from the main road yet just moments from Horsham Park and the vibrant town centre. Here, residents can enjoy an exceptional range of amenities including boutique shops, cafés, restaurants, and major retailers, while Horsham Station offers direct rail services to London in under an hour - making this a location that's hard to beat.

Internally, the flat is accessed via its own private front door leading into a bright and welcoming entrance hall with handy built-in storage. The living/dining room is generously proportioned, offering ample space for both relaxation and entertaining, bathed in natural light from a large double-glazed window. The kitchen is well-sized, fitted with a good selection of wall and base units and space for a range of freestanding appliances. Both bedrooms are comfortable doubles, with the principal room benefitting from fitted wardrobes and an integral storage cupboard. A neatly presented shower room completes the internal accommodation.

From the hallway, a rear door opens onto a rear garden area, mainly laid to lawn - an inviting outdoor space to enjoy during the warmer months. The property also benefits from resident permit parking, ensuring convenience for homeowners and tenants alike.

A fantastic opportunity to acquire a well-located home with immense scope for improvement - Lynwood Court offers the perfect foundation for investors looking to make their mark in the heart of Horsham.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING/DINING ROOM 14'07" x 15'10" (4.45m x 4.83m)**

**KITCHEN 11'0" x 8'0" (3.35m x 2.44m)**

**BEDROOM ONE 11'01" x 10'08" (3.38m x 3.25m)**

**BEDROOM TWO 8'0" x 10'11" (2.44m x 3.33m)**

**SHOWER ROOM 6'02" x 7'10" (1.88m x 2.39m)**

**OUTSIDE**

**REAR GARDEN AREA**

**PERMIT PARKING AVAILABLE**

**OUTGOINGS**

**LEASE LENGTH: 33 YEARS**

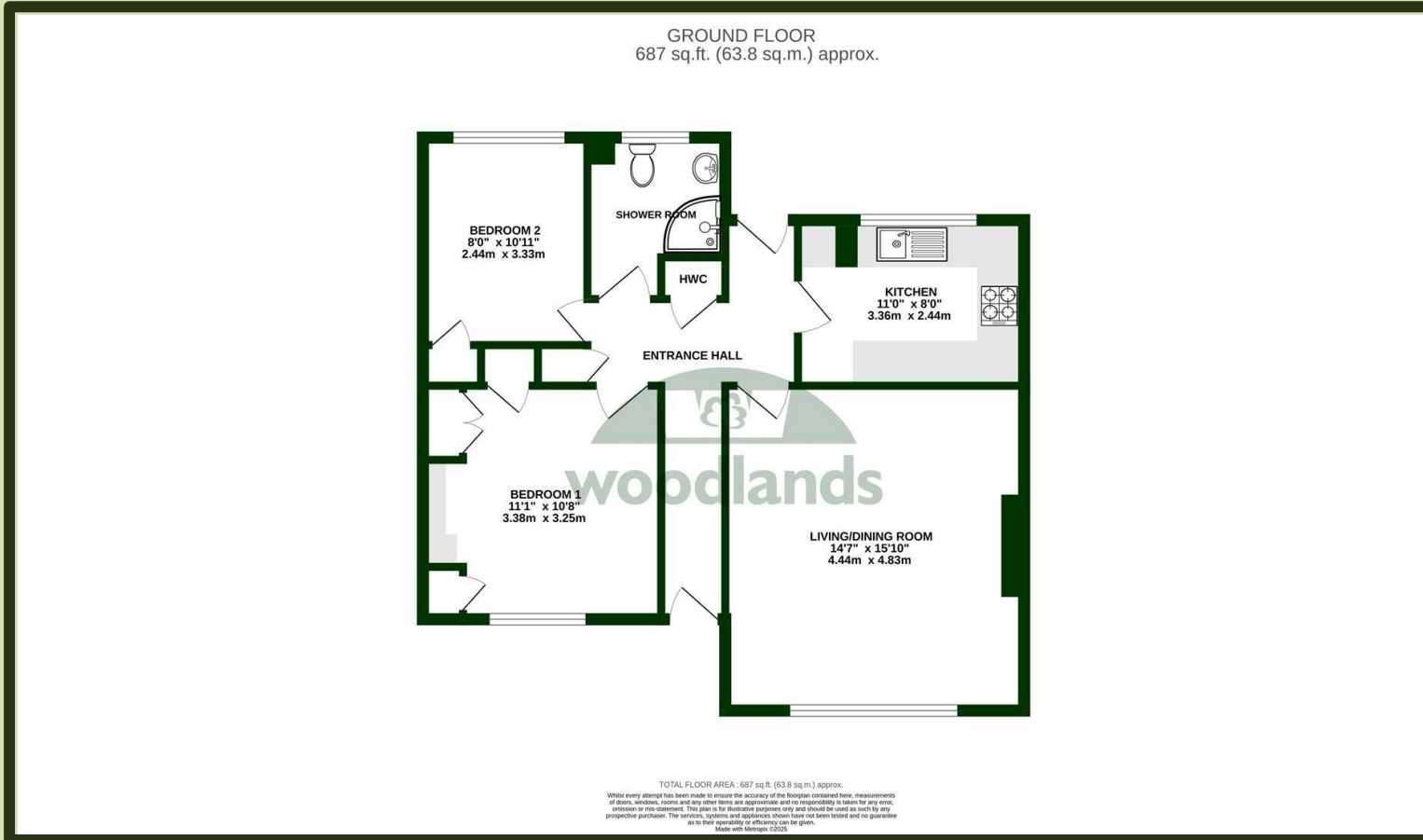
**SERVICE CHARGE: £762.34 PER ANNUM**

**GROUND RENT: £12.60 PER ANNUM**

**NO ONWARD CHAIN**



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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 has an Everyman Cinema and further restaurants. 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 turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the traffic lights into Springfield Road. Continue into North Parade with the Park on your right hand side. Take the third turning on the left into Rushams Road where Lynwood Court can be found after a short distance on the right hand side.

COUNCIL TAX: Band C.

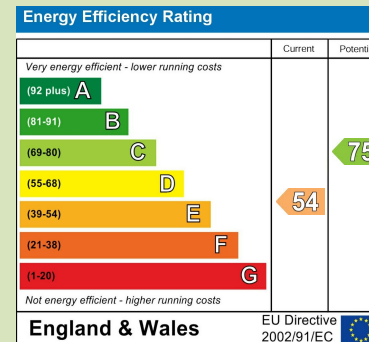
EPC Rating: E.

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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