Cadogan Place, North Heath Lane, Horsham, West Sussex, RH12 5AP

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£220,000

Set within one of North Horsham's most sought-after developments, this beautifully presented apartment at Cadogan Place offers a rare opportunity to enjoy contemporary living in a superb location.

Built in 2012, this exclusive building is positioned just half a mile from Littlehaven Station, making it perfect for commuters while still offering a peaceful residential setting. The development is surrounded by attractive communal gardens, providing a welcome sense of space and tranquillity rarely found with apartment living.

Convenience is at the heart of this location - just a short stroll brings you to Holbrook Sports Club and Gym, a local post office, convenience store, and chemist, while regular bus routes connect directly into Horsham town centre. For those with a car, the property includes a private allocated parking space along with visitor bays. It's easy to see why Cadogan Place remains such a popular choice, combining effortless access to transport links with the vibrant amenities of Horsham, from its mix of independent boutiques and high-street retailers to its array of cafés, bars, and restaurants.

Inside, a secure entry system leads to a well-maintained communal hallway, with stairs rising to the second floor. The apartment's front door opens into a welcoming entrance hall with a generous storage cupboard – ideal for coats, shoes, and household essentials. The heart of the home is a stylish L-shaped open-plan living area and kitchen, thoughtfully designed with a modern range of fitted units, integrated appliances, and space for a breakfast area – perfect for relaxed dining or entertaining guests.

The spacious double bedroom benefits from high ceilings and natural light, creating an airy, comfortable retreat, and also features a walk-in closet for excellent storage. A sleek, contemporary bathroom and an additional fitted cupboard in the hallway complete this well-appointed home.

Cadogan Place offers the best of both worlds – modern, low-maintenance living with a sense of community and convenience, all within easy reach of Horsham's thriving town centre.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

TOP FLOOR

ENTRANCE HALL 8'09" x 5'03" (2.67m x 1.60m)

OPEN PLAN KITCHEN/LIVING/DINING ROOM 18'4" x 16'2" (5.59m x 4.93m)

DOUBLE BEDROOM 11'4" x 12'7" (3.45m x 3.84m)

WALK-IN CLOSET 4'9" x 5'3" (1.45m x 1.60m)

BATHROOM 8'9" x 5'3" (2.67m x 1.60m)

OUTSIDE

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

ADDITIONAL VISITOR PARKING

OUTGOINGS

LEASE LENGTH: 112 YEARS

SERVICE CHARGE: £1,830 PER ANNUM

GROUND RENT: £250 PER ANNUM

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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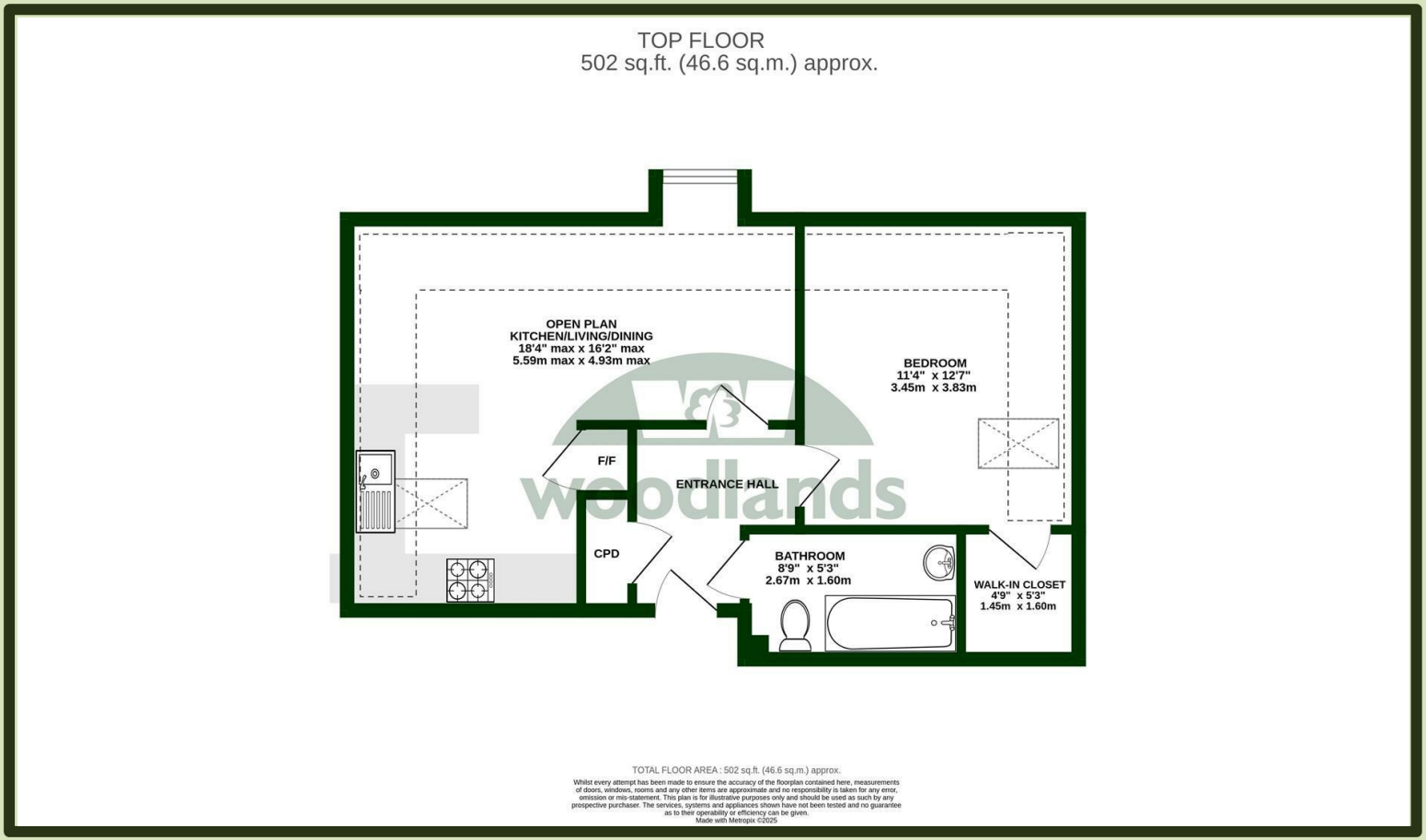

LOCATION: The property is located in the popular area of North Horsham within walking distance of a useful parade of local shops, primary schools and Littlehaven train station, with its regular trains to London. It also offers commuters easy access to the A264, A24 and M23 and is a short distance by car or bus to Horsham town centre. There is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests within walking distance.

Horsham is a thriving historic market town offering a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: there is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rockwood Golf course with its pleasant river-side walk.

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 next set of traffic lights into Springfield Road. Continue into North Parade and at the traffic lights go straight ahead and turn right at the second set into Wimblehurst Road. At the mini roundabout go straight ahead into North Heath Lane, continue over the next mini roundabout where Cadogen Place can be found on the left hand side just opposite the Holbrook Club.

COUNCIL TAX: Band B.

EPC Rating: 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.

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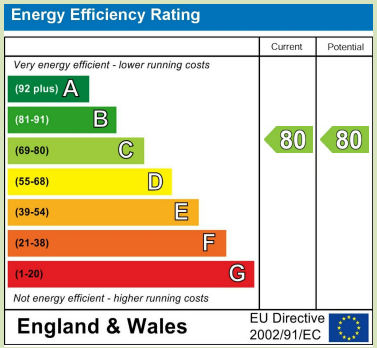
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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