



Rivermead, Worthing Road, Horsham, West Sussex, RH12 1SP



woodlands



Situated in a prime central-Horsham location this spacious two double bedroom maisonette is sold with no onward chain and is likely to appeal to a host of buyers. With an extended lease and low service costs making it suitable for a host of buyers.

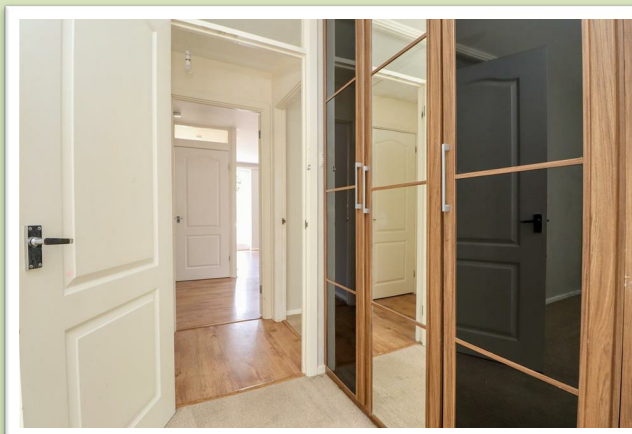
The location can't be beaten. A must for anyone wishing to make the most of town centre living but in a cul-de-sac position providing a degree of privacy and seclusion. Just a short stroll to the shops, Horsham is a vibrant market town with an excellent range of bars and restaurants, independent shops and major high street retailers- you can see why so many people look to settle down roots here! And with the size of the property here, there is certainly no compromise on space.

Accessed by steps leading up to the front door into the entrance hall. A set of stairs leads to the first floor and into the main living space of this well-appointed apartment. The bright and spacious living-dining room is filled with natural light thanks to its dual aspect - this apartment being the end of the row of maisonettes. A glazed door leads out to your own private balcony giving the new owners some welcome outdoor space to enjoy in the summer months. Off the living room is a generous kitchen/breakfast room with a pantry cupboard and a range of base and wall units. The kitchen has an integrated oven and gas hob, and space for breakfast bar for informal dining with scope for the new owners to update and enhance.

Both bedrooms are doubles, with the principal bedroom being particularly spacious situated to the rear of the property for a particularly private and quiet aspect. The bedrooms both come with attractive double wardrobes, meaning the new owners can move straight in. A well-presented modern bathroom suite with bath and shower over the bath completes the internal accommodation.

The property comes with a garage in a block and residents can apply for a parking permit for additional on-street parking.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

STAIRS TO:

FIRST FLOOR

LIVING/DINING ROOM 15'07" x 16'07" (4.75m x 5.05m)

BALCONY 7'10" x 4'03" (2.39m x 1.30m)

KITCHEN 8'11" x 13'02" (2.72m x 4.01m)

INNER HALL

BEDROOM ONE 12'05" x 13'04" (3.78m x 4.06m)

BEDROOM TWO 12'04" x 9'09" (3.76m x 2.97m)

BATHROOM 5'05" x 6'08" (1.65m x 2.03m)

OUTSIDE

FRONT GARDEN

GARAGE IN A BLOCK

OUTGOINGS

LEASE LENGTH: 135 YEARS

SERVICE CHARGE: NONE

GROUND RENT: £100 PER ANNUM

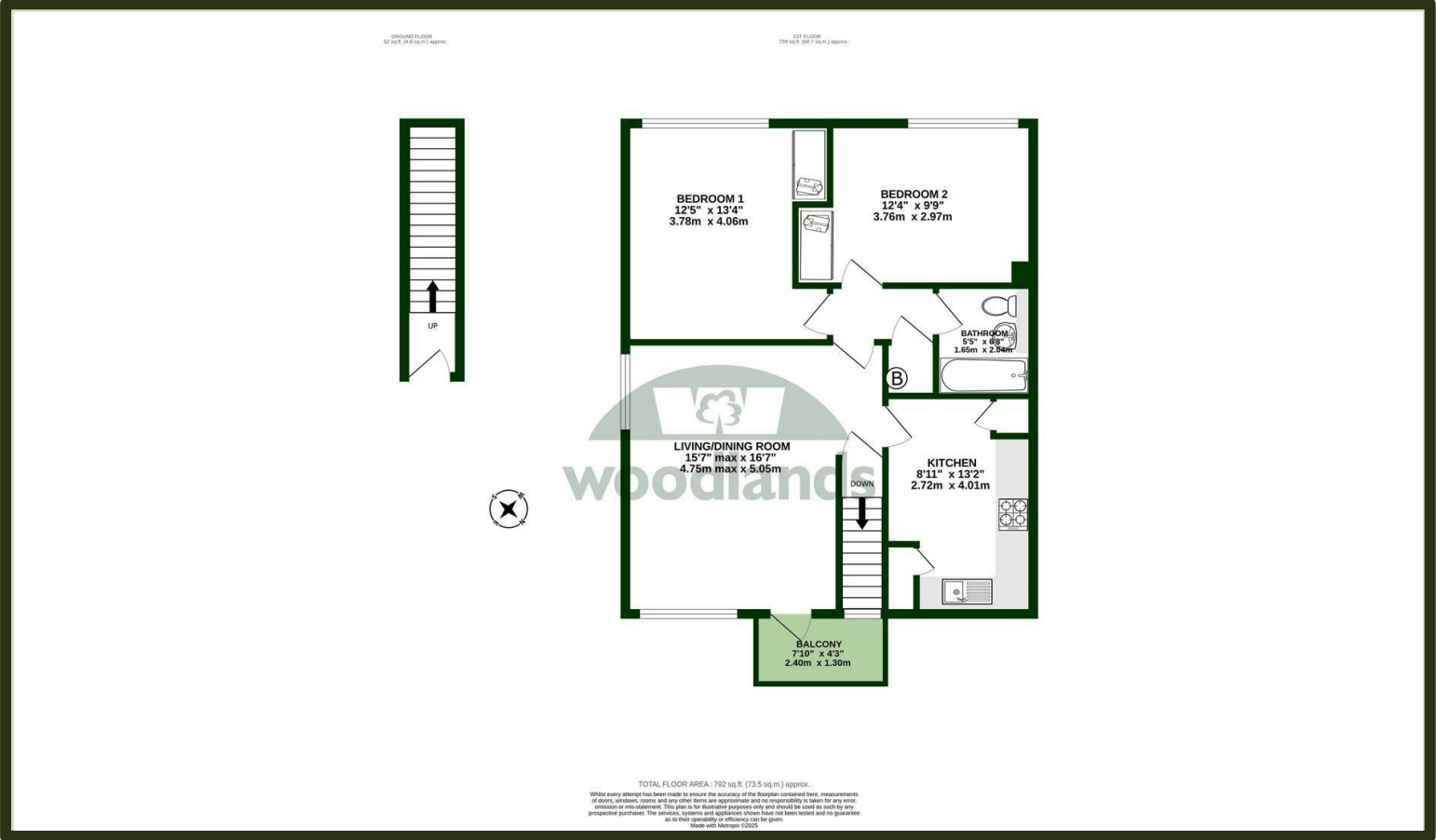
NO ONWARD CHAIN



www.woodlands-estates.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION: This property is centrally located, offering excellent access for the Town Centre and is just a short walk from open countryside. Horsham's historic town centre offers a variety of restaurants, bars and coffee shops, together with excellent shopping facilities, including a John Lewis Home store and Waitrose. Horsham also offers a mainline railway station with direct services to both London Victoria and London Bridge via Gatwick Airport and the location offers great road access to the A24.

DIRECTIONS: From Horsham town centre take the Worthing Road towards Southwater. Follow the road along a short distance and just after the turning into Rivermead, Tanbridge Park can be found on the right hand side.

COUNCIL TAX: Band C.

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.

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.