



Meadowgate, Giblets Lane, Horsham, West Sussex, RH12 5QJ



woodlands



Set within a sought-after residential close to the north of Horsham, this impressive two double bedroom top-floor apartment offers over 1,000 sq. ft. of beautifully presented living space. The location is particularly convenient, sitting just 2.3 miles from Horsham's vibrant town centre and within easy reach of both Littlehaven and Horsham stations. Littlehaven, only a short walk away, provides direct services to London Bridge and Victoria, while Horsham Station connects directly to Gatwick and London Victoria. Excellent road links, including the nearby M23 and M25, make commuting effortless.

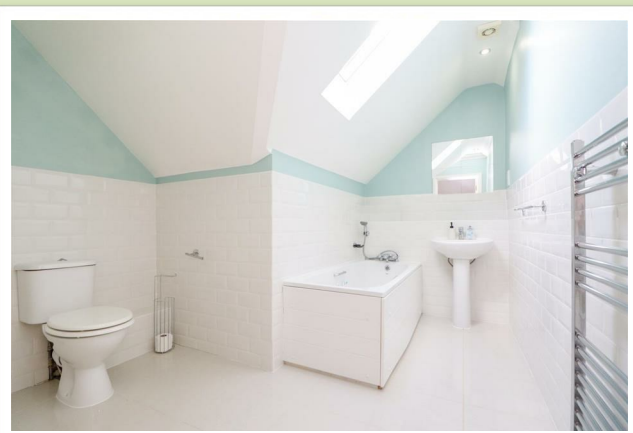
Horsham itself is a thriving historic market town, known for its charming mix of national and independent shops, inviting bars and restaurants, and the popular weekly markets held in the Carfax. Residents also enjoy a wide choice of leisure and recreation facilities, along with access to some of the area's most highly regarded schools, including Bohunt Secondary.

Accessed via a well-maintained communal entrance, the apartment's private front door opens into a spacious L-shaped hallway with a large storage cupboard. The generous 20ft x 14ft lounge enjoys an abundance of natural light and flows seamlessly into the dining area - an ideal space for entertaining. The modern fitted kitchen is well equipped with a range of integrated appliances and offers plenty of workspace.

The principal bedroom benefits from an en-suite shower room, while the second double bedroom is served by a stylish family bathroom, finished with porcelain tiled flooring and contemporary fittings.

Outside, the property enjoys one allocated parking space, additional visitor parking, and well-tended communal gardens that surround the development. Further features include gas-fired central heating and double glazing throughout - completing this superb home that blends comfort, style, and convenience in an excellent Horsham location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

STAIRS TO TOP FLOOR

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 14'08" x 20'04" (4.47m x 6.20m)

KITCHEN 17'1" x 10'3" (5.21m x 3.12m)

BEDROOM ONE 13'2" x 16'04" (4.01m x 4.98m)

EN-SUITE SHOWER ROOM 7'1" x 4'09" (2.16m x 1.45m)

BEDROOM TWO 10'08" x 13'11" (3.25m x 4.24m)

BATHROOM 8'10" x 11'04" (2.69m x 3.45m)

OUTSIDE

ONE ALLOCATED PARKING SPACE

ADDITIONAL VISITORS PARKING

COMMUNAL GROUNDS

LEASE TERM: 125 YEARS FROM 14.09.2006

LEASE LENGTH: 106 YEARS REMAINING

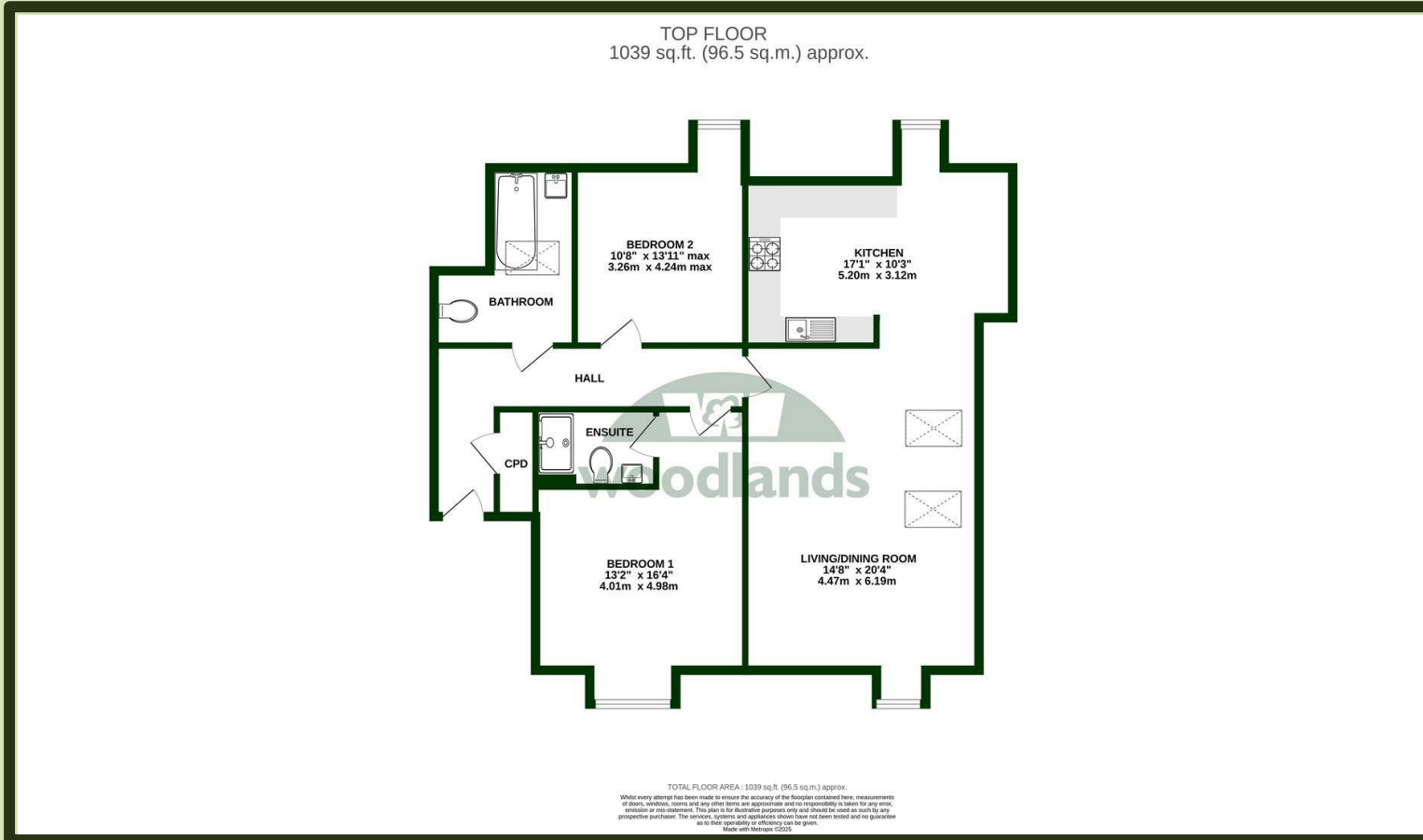
SERVICE CHARGE: £808.08 PER ANNUM

GROUND RENT: £345.60 PER ANNUM

NO ONWARD CHAIN



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DIRECTIONS: From Horsham town centre take the road towards Crawley over the mini-roundabout and over the railway bridge. At the next roundabout take the second exit into Kings Road. Continue along and at the next roundabout take the second exit into Rusper Road. Follow this road along and continue over the level crossing. Proceed down the hill and take the second turning on the left into Giblets Lane. The property can be found at the far end on the right hand side.

COUNCIL TAX: Band D.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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		