Mulberry Close, Horsham, West Sussex, RH12 2NH

woodlands

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£295,000

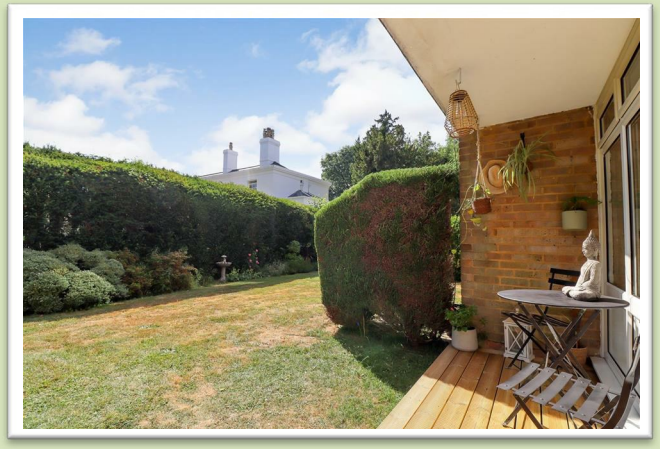
Tucked away in a peaceful cul-de-sac within one of Horsham's most sought-after locations, this spacious ground floor, two-double bedroom maisonette offers a rare combination of generous living space, outdoor access, and exciting potential to personalise. Ideal for a wide range of buyers, the property provides the perfect canvas to enhance and modernise, creating a truly fabulous home. One of its standout features is the leasehold arrangement - with a share of freehold - offering a very long lease and modest running costs.

Step outside and you're just a short stroll from the green open spaces of Horsham Park and the vibrant town centre beyond, where independent boutiques, high street favourites, bars, and restaurants give this historic market town its special charm. And within the development, this apartment enjoys a prime position - doors from the living area open directly onto a private, covered decking area, stepping down to beautifully maintained communal gardens, creating a wonderful spot for relaxing or entertaining.

Inside, the home begins with a welcoming entrance porch - ideal for coats and shoes - leading into a hallway from which all rooms flow. The well-sized kitchen sits to the front and offers ample storage and space for freestanding appliances, with great potential for a stylish redesign to reflect your personal taste. The large living/dining room is the true heart of the home, flooded with natural light and seamlessly connecting to the private outdoor area, making it an inviting space all year round, and with attractive accent ceiling lighting providing a pop of colour and style.

The property also boasts two genuine double bedrooms, both generously proportioned, with the principal bedroom at the rear enjoying an especially spacious feel. A modern bathroom suite with a shower-over-bath and a separate WC adds practicality, especially for guests or busy households.

Completing the package is a garage in a well-kept block - perfect for parking or additional storage.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

KITCHEN 7'11" x 12'04" (2.41m x 3.76m)

LIVING/DINING ROOM 12'06" x 17'05" (3.81m x 5.31m)

DOOR TO:

GARDEN TERRACE

BEDROOM ONE 12'02" x 14'10" (3.71m x 4.52m)

BEDROOM TWO 12'03" x 11'03" (3.73m x 3.43m)

BATHROOM 5'04" x 5'0" (1.63m x 1.52m)

SEPARATE W.C 5'06" x 2'05" (1.68m x 0.74m)

OUTSIDE

GARAGE IN A BLOCK 8'01" x 17'0" (2.46m x 5.18m)

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 974 YEARS - SHARE OF FREEHOLD

SERVICE CHARGE: £1,800 PER ANNUM

GROUND RENT: £20 PER ANNUM

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

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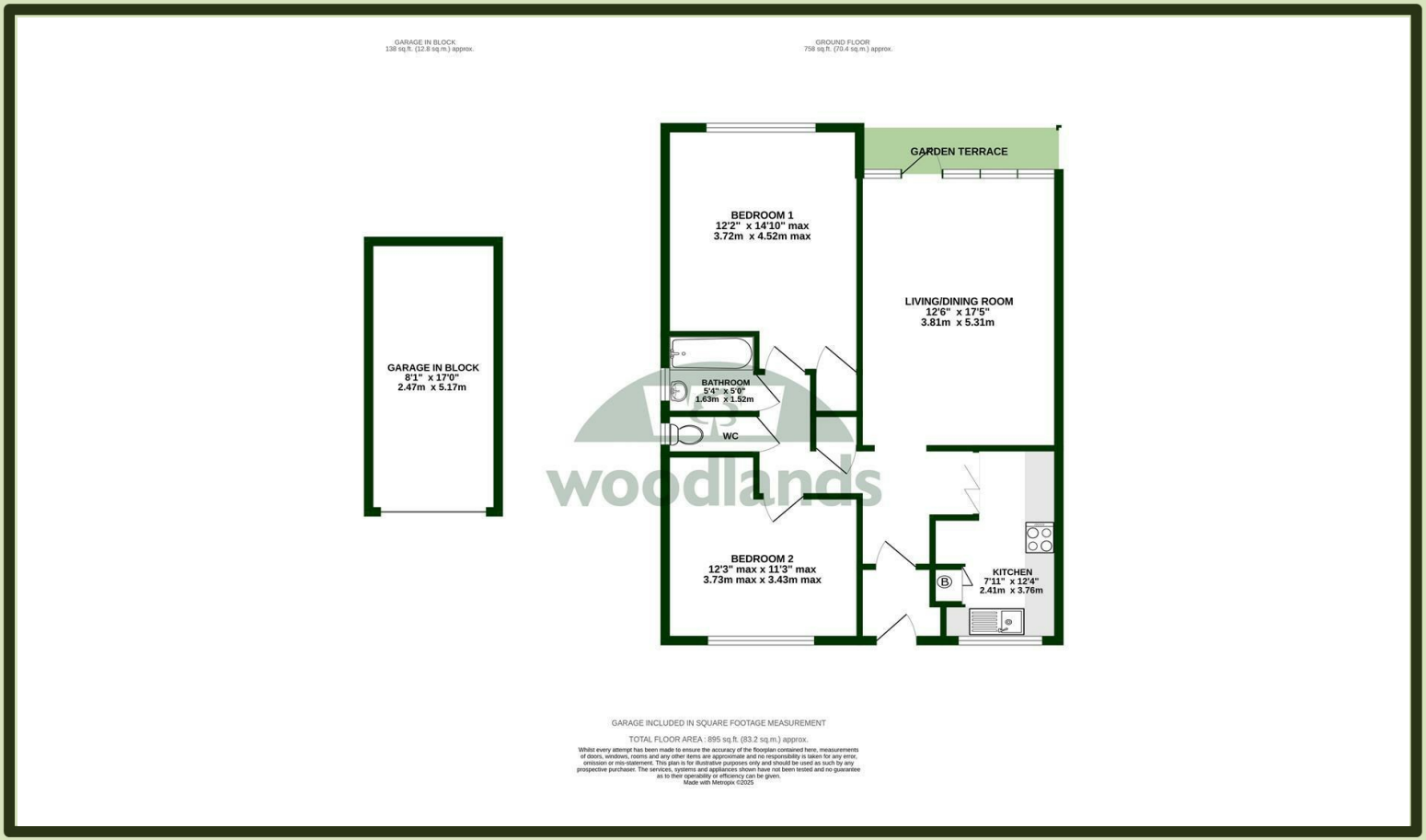


LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria and London Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Schools, Farlington Girls School, Pennthorpe and Cottesmore.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. At the roundabout go straight across and turn right at the next set of traffic lights into Springfield Road. Continue along this road passing through two sets of traffic lights and then turn right into Pondtail Road opposite the Dog & Bacon Public House. Mulberry Close is then the second turning on the left.

COUNCIL TAX: Band C.

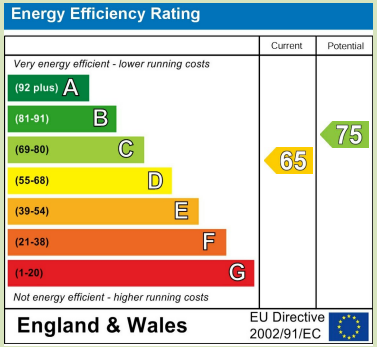
EPC Rating: D.

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.



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 contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.