



The Forum, Lower Tanbridge Way, Horsham, West Sussex, RH12 1PS



woodlands

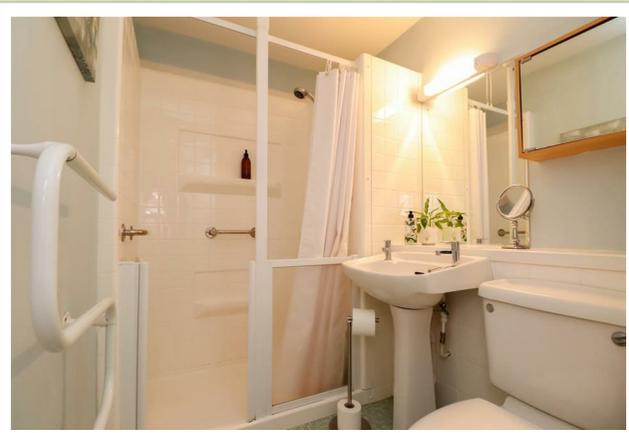


Being sold with no onward chain and located in the heart of the vibrant market town of Horsham, this beautiful two bedroom first floor apartment overlooking The Forum with views towards St Marys Church and Denne Hill beyond, would make for an excellent purchase for a variety of buyers. As a first-time purchase, it would suit those looking for flexible living space with easy transport links to London, Gatwick and Brighton. For those wishing to downsize to apartment living but not compromise on space, they can also enjoy a wide range of independent shops as well as major retailers, bars and restaurants close by for convenience. Or perhaps for a professional investor looking for a property that would command healthy yields, this would be the perfect property.

The Forum benefits from secure underground parking for Residents and access is via intercom for added security, with stairs and lift leading to the first floor. A unique design to this apartment building is the internal communal courtyard area leading to the front door offering welcome shade and a covered walkway. The apartment is provided a good degree of privacy being nicely positioned at the end of the row.

From the front door, an internal hallway leads to all the main rooms in the property as well as a large storage cupboard. To the front is a kitchen with an extended range of base and wall units along with built-in oven and hob. The bathroom was made into a mobility-friendly shower room but offers scope to modernise if desired. Both bedrooms are generous doubles. The second is positioned to the front of the property and the principal bedroom to the rear features an en-suite shower as well as a real highlight of the property - a generous balcony, providing some outside space for alfresco dining or a morning coffee. The balcony can be accessed either via the bedroom or from the living/dining room, that is also an excellent size with plenty of room for living room furniture such as corner sofas and coffee tables, along with space for a full dining room set.



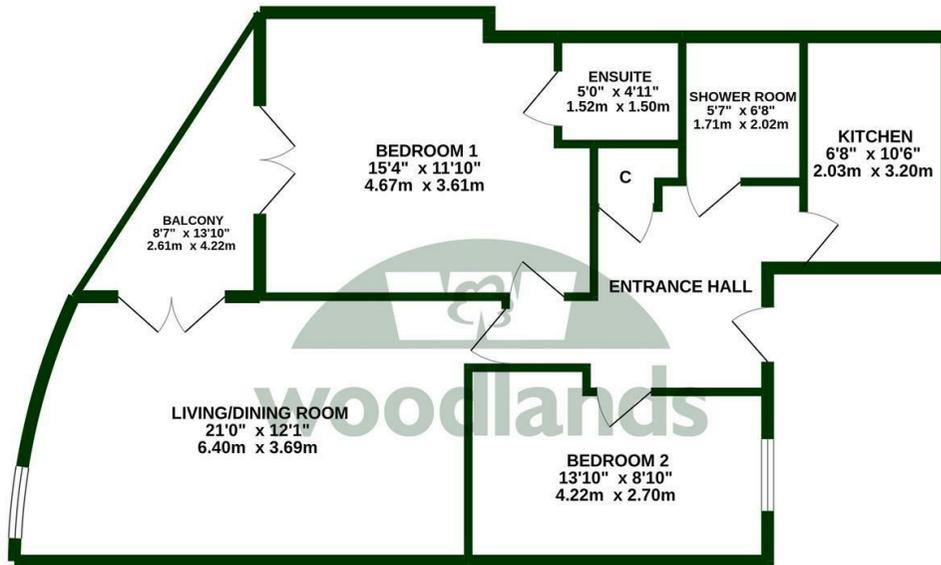


Accommodation with approximate room sizes:
Max measurements shown unless stated otherwise.
ENTRANCE HALL 12'1 x 7'5 (3.68m x 2.26m)
LIVING/DINING ROOM 21'0 x 12'1 (6.40m x 3.68m)
BALCONY 13'10 x 8'7 (4.22m x 2.62m)
SEPARATE KITCHEN 10'6 x 6'8 (3.20m x 2.03m)
BEDROOM ONE 15'4 x 11'10 (4.67m x 3.61m)
ENSUITE SHOWER ROOM 5'0 x 4'11 (1.52m x 1.50m)
BEDROOM TWO 13'10 x 8'10 (4.22m x 2.69m)
SHOWER ROOM 6'8 x 5'7 (2.03m x 1.70m)
OUTSIDE
SECURE UNDERGROUND PARKING
OUTGOINGS
LEASE LENGTH: 106 YEARS
GROUND RENT: INCLUDED IN SERVICE CHARGE
SERVICE CHARGE: £757.07 QUARTERLY



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FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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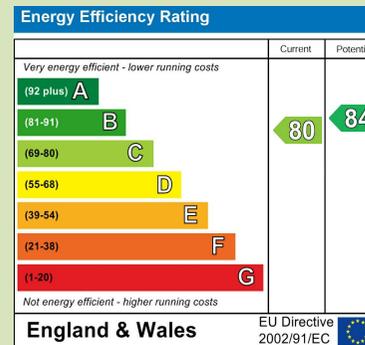
COUNCIL TAX: Band D.

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

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.