



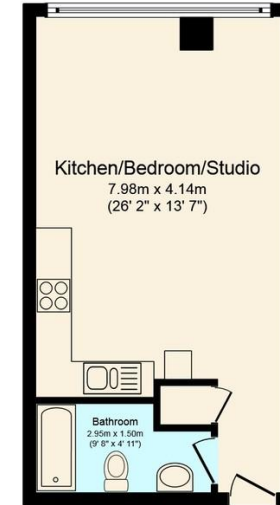
# Holmes Park, Horsham RH12 1FA



**LOCATION** Holmes Park embodies the true meaning of a central location. A stone's throw away is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from larger chains such as Wagamama or Cote or smaller independents such as La Piazzetta . You are spoilt for choice when it comes to activities as there is Pavilions leisure centre with it's gym and swimming pool and Holmes Park is directly opposite Horsham Park, whilst next door is The Capitol, with cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a one minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

**THE PROPERTY** 26' 2" x 13' 7" (7.98m x 4.14m) Holmes Park embodies the true meaning of central location, meaning lucky residents are only minutes away from both the town centre and Horsham mainline train station. This ground floor studio comprises; Kitchen/ Living area with integrated appliances to include fridge/freezer, dishwasher and washer/dryer. Completing the apartment is the modern white suite bathroom with shower attachment. The apartment also benefits from having secure video entry phone system and underfloor heating.

**BATHROOM** 9' 8" x 4' 11" (2.95m x 1.5m)



## Floor Plan

Floor area 33.0 sq. m. (355 sq. ft.) approx

Total floor area 33.0 sq. m. (355 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Buses  
mins walk



Shops



Trains  
Horsham –  
Littlehaven –



Sport & Leisure  
Pavilions in the Park  
miles



Airport  
Gatwick  
miles



Schools



Broadband  
Up to Mbps



Roads  
M23



Council Tax  
Band

Total Approximate Floor Area

355 sq ft / 33 sq m

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



## Map Location



## EPC Rating

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(85-91) B				(85-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F		62	62	(21-38) F	48	55	
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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