



# Holmes Park, Horsham, RH12 1FJ



## 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 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. You are spoiled 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.



## THE PROPERTY

This generous apartment is located on the first floor with the front door opening to the bright open plan living area which is a particular feature of the apartment. The Kitchen area boasts a range of integrated appliances and provides a generous worktop area. The stylish Bathroom is fitted with an attractive three-piece suite and has a shower above the bath. The property also benefits from a secure video entry phone system.

## OUTSIDE

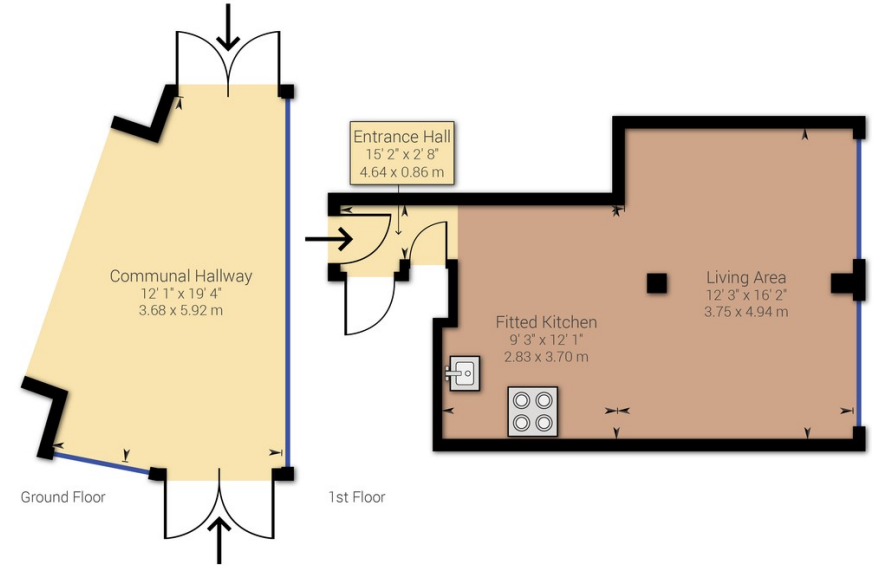
The property benefits from one allocated parking space.

Total Approximate Floor Area

**388 sq ft / 36 sq m**

Viewing arrangements by  
appointment through :

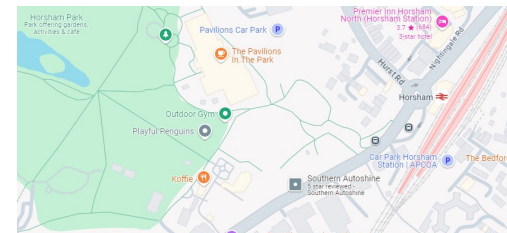
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

## Map Location



## EPC Rating

| Energy Efficiency Rating                    | Energy Efficiency Rating |           | Environmental (CO <sub>2</sub> ) Impact Rating                  | Environmental (CO <sub>2</sub> ) Impact Rating |           |
|---|--------------------------|-----------|---|--|-----------|
|   | Current                  | Potential |   | Current  | Potential |
| Very energy efficient - lower running costs |                          |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |           |
| 92-100 <b>A</b>                             |                          |           | 92-100 <b>A</b>   |  |           |
| 81-91 <b>B</b>                              |                          |           | 81-91 <b>B</b>  |  |           |
| 69-80 <b>C</b>                              |                          |           | 69-80 <b>C</b>  |  |           |
| 55-68 <b>D</b>                              |                          |           | 55-68 <b>D</b>  |  |           |
| 39-54 <b>E</b>                              |                          |           | 39-54 <b>E</b>  |  |           |
| 21-38 <b>F</b>                              |                          |           | 21-38 <b>F</b>  |  |           |
| 1-20 <b>G</b>                               |                          |           | 1-20 <b>G</b>   |  |           |
| 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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