



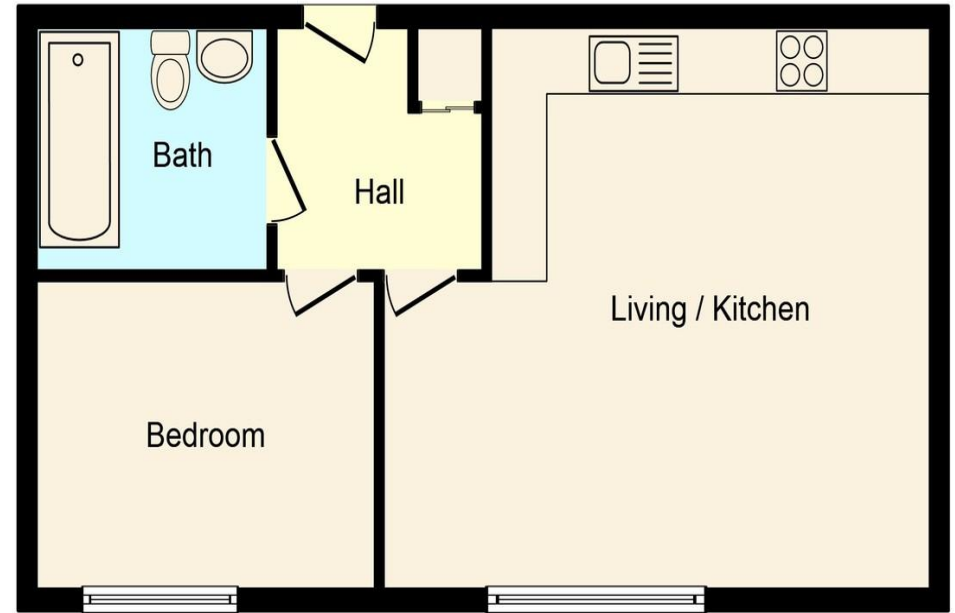


# Holmes Park, Horsham RH12 1FJ



**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 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 Pizza Express to the Michelin starred Tristan's. 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** Holmes Park is about as central as you can get, meaning lucky residents are only minutes away from both the Town Centre and Horsham mainline train station. Entering Holmes Park via the sleek glass Entrance Hall, you will find access to all floors via stairs and lifts. Entering this One Bedroom third floor apartment you are met with an Entrance Hall, with airing cupboard and door leading to the Bathroom featuring a modern white suite including rainfall shower and separate hand held shower attachment over the bath. The double Bedroom boasts plenty of space for furniture. The Kitchen/Living Room is a bright and airy space offering plenty of space for furniture, whilst the Kitchen boasts fully integrated appliances, including fridge/freezer, dishwasher and washer/dryer as standard. This apartment comes with secure video entry phone system, underfloor heating throughout and allocated parking.



Floor area 50.0 sq. m. (538 sq. ft.) approx

Total floor area 50.0 sq. m. (538 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

Total Approximate Floor Area

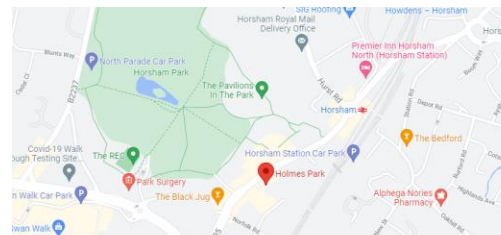
**538 sq ft / 50 sq m**

Viewing arrangements by  
appointment through :

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### Map Location



### EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	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

**Brook 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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