



Albion Way,
Horsham RH12 1AH



LOCATION The property is located in the heart of the well established town of Horsham. Being in such a central location offers residents easy access to shops, restaurants, public houses and local recreational parks. The Paperyard lies above the poplar gym franchise, The Gym offering easy access to fitness and sport equipment.

PROPERTY The apartment opens into a convenient well sized hallway, allowing access to the open plan kitchen/living area, bathroom and main bedroom. The stunning kitchen is well-presented and offers integrated appliances that include: fridge-freezer, dishwasher, electric cooker and oven, the washer/dryer is contained in a spacious storage cupboard. The living area boasts a spacious sitting area offering easy access to the private north facing balcony. The double bedroom offers a great space with built in wardrobes. The bathroom is finished to a high standard with bath and shower over, cupboard space above the sink and towel storage.

OUTSIDE The Paperyard has a unique offering, a beautifully landscaped Roof Garden. Providing a tranquil space to spend time with friends, socialise with neighbours, enjoy your morning coffee surrounded by greenery or sip an evening drink at sunset.

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 C



Map Location

EPC Rating

%epcGraph_c_1_255%

Total Approximate Floor Area



Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



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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