



**Tilney Drive,  
Horsham, RH12 1GS**

**Asking Price Of  
£325,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Tilney Drive, Horsham, RH12 1GS

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### LOCATION

This impressive two double bedroom property is situated in Highwood, a Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis At Home Store and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network. The property is also conveniently located a short walk away from the highly regarded Tanbridge House secondary school, so ideal for families too.

### PROPERTY

The front door from the well maintained communal areas opens up into a spacious Hallway that provides the perfect place to remove coats and shoes before entering and offers built in storage cupboards. At the end of the Hallway you will find the large open plan Living Area & Kitchen. On entering the room you are immediately met with an overwhelming feeling of space. The room itself is laid out very well and allows you to create different areas. A large square bay window is the perfect space for a generous dining table that flows into the Living Area, which again provides space for sofas and additional furniture without feeling cramped. The Kitchen is open to the Living Area and fitted with a range of modern floor and wall mounted units and additional built in appliances. The Living Area/Kitchen allows for a very social space perfect for entertaining and, with its triple aspect, is

flooded with natural light. Both Bedrooms are generous doubles with the Main Bedroom boasting stylish built in wardrobes. The Bathroom is located next to Bedroom 2 and is complete with modern tiling and a white suite that includes a shower over the bath. The Bathroom is finished to a high modern standard and is the perfect space to create your own oasis to relax. The property has the benefit of wifi-heating controls and electric dual fuel towel rail for summer usage.

### OUTSIDE

The communal areas are very well maintained and there is a lift offering access to all floors. To gain entry into the building you also have a voice entry system. The apartment comes with two allocated parking spaces, one of which being within the car barn and the other directly behind.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 135 years from 1 January 2019

Annual Ground Rent: £300

Ground Rent Next Review Date: 1 April 2040

Annual Maintenance/Service Charge: £2,077.56

Annual Garden Maintenance: £130

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.







**Buses**

11 minute walk



**Shops**

Tesco Extra  
1.6 miles



**Trains**

Horsham – 2.9 miles  
Christ's Hospital – 3.7 miles



**Airport**

Gatwick  
15.7 miles



**Roads**

M23  
9.5 miles



**Sport & Leisure**

The Bridge Leisure Centre  
1.6 miles



**Rental Income**

1,300 pcm  
4.9% Yield



**Schools**

Arunside  
Shelley Primary  
Tanbridge House



**Broadband**

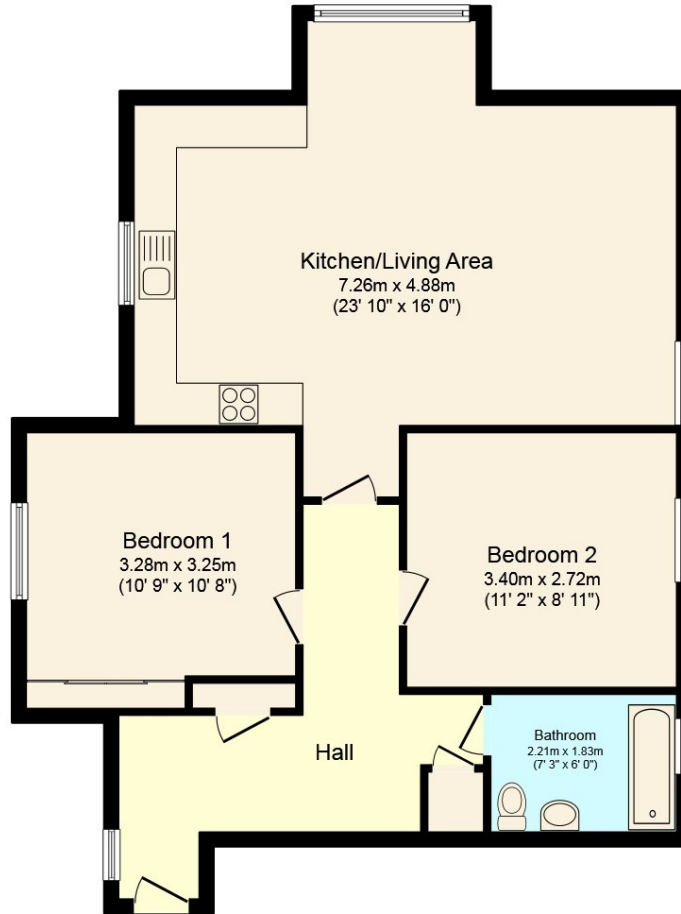
Up to 500 Mbps



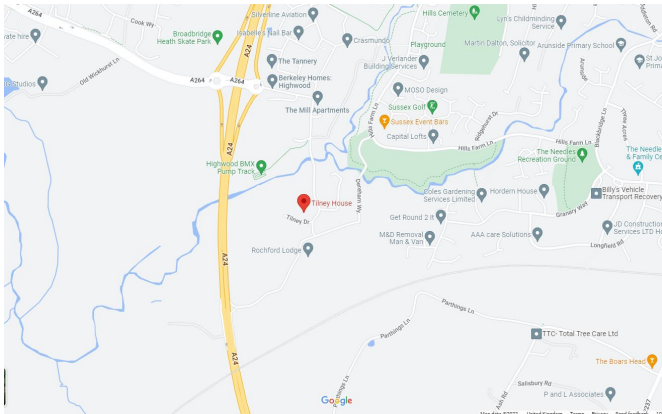
**Council Tax**

Band C





**Map Location**



**Total Approximate Floor Area**  
**963 sq ft / 89 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@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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