



**Elm Grove  
Horsham, RH13 5HX**

**£260,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## Elm Grove, Horsham, RH13 5HX



### LOCATION

This maisonette is set in a residential road, within easy walking distance of Horsham station, that features a direct service to London Victoria in under an hour, making it ideal for commuters. Horsham's pretty market town, with its variety of shops, restaurants and large retailers, including John Lewis, is also less than a mile from the property. There are also local convenience stores set close to the property, for your day-to-day needs, and the property is within either a short walk, or cycle ride to hundreds of acres of woodland and country pubs, to enjoy when not working.

### PROPERTY

We are delighted to present this charming Maisonette, currently listed for sale and in good condition. This property is ideal for couples looking to enjoy a comfortable and convenient lifestyle. This delightful home boasts two spacious bedrooms, both flooded with natural light. The first bedroom is a generous double, offering plenty of space for a restful night's sleep. The second bedroom also provides ample room, creating a versatile space that can be tailored to your needs. The property features a single bathroom, well-equipped with a bath and shower for a relaxing soak or a quick, refreshing rinse. The presence of a window in the bathroom ensures a well-ventilated space filled with natural light. The heart of this Maisonette is undoubtedly its kitchen, separate from the main living area. It is well-lit and offers plenty of storage and ample workspace, perfect for those who enjoy home cooking. The kitchen's design and layout provide a practical and enjoyable space for meal preparation. The property also features a spacious reception room, acting as a combined lounge and diner. This room offers direct access to the conservatory, a unique feature of this Maisonette. The conservatory is a serene space where you can enjoy a book, indulge in morning coffee or entertain guests.

### OUTSIDE

This Maisonette also benefits from a private garden, accessed via the conservatory. The garden is beautifully landscaped and features a deck seating area with an attractive pergola overhead. This outdoor space is perfect for alfresco dining or soaking up the sun during the warmer months. The lawn and patio area provide additional space for outdoor activities or gardening. In addition, a residents' car park provides convenient parking options. The Maisonette is favourably located with excellent public transport links and local amenities. This makes it an ideal home for those seeking a balance between city life and a suburban retreat.

In summary, this Maisonette offers a unique blend of comfort, convenience and charm. Its well-proportioned rooms, private garden and convenient location make it a highly desirable property.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 29 April 1996 to 25 December 2121

Annual Service Charge: £tbc

Service Charge Review Period: tbc

Annual Ground Rent: £tbc

Ground Rent Review Period: tbc

**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**

2 minute walk



**Shops**

Elm Grove Stores  
3 minute walk



**Trains**

Horsham  
8 minute walk



**Airport**

Gatwick  
12 miles



**Roads**

M23  
6.4 miles



**Sport & Leisure**

Pavilions in the Park  
0.9 miles



**Rental Income**

£1,300 pcm  
Rental Yield – 5.8%



**Schools**

Kingslea Primary  
The Forest School  
Millais



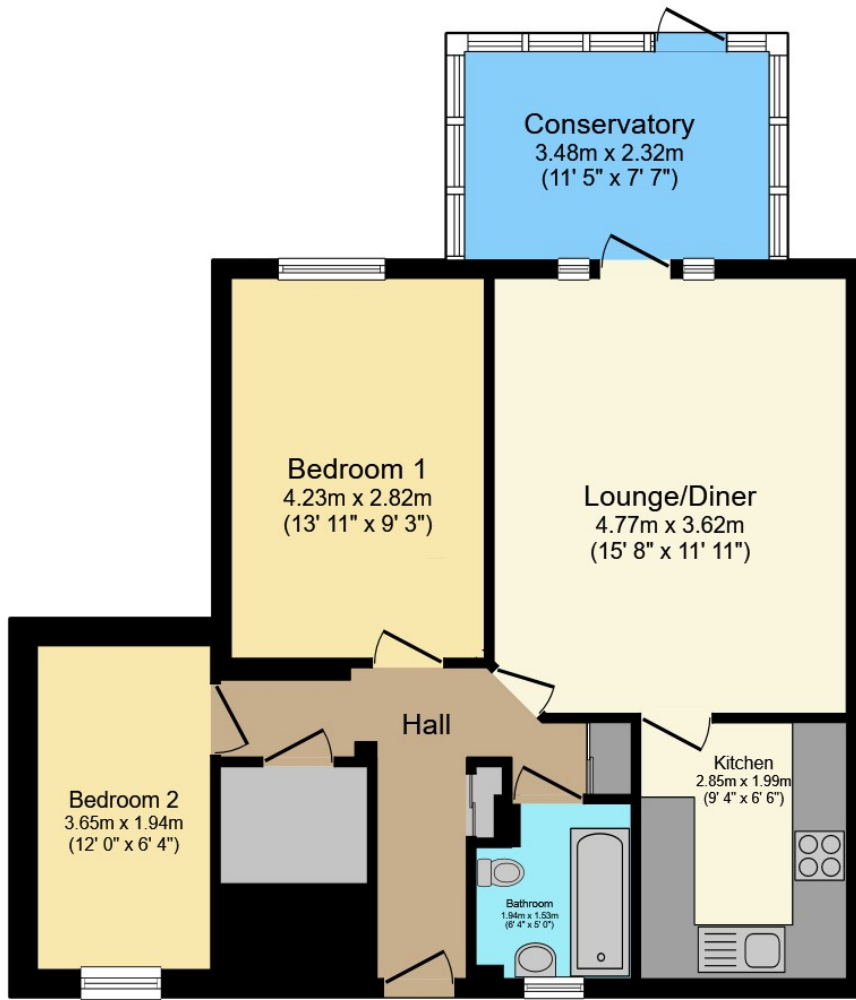
**Fibre Broadband**

Up to 944 Mbps

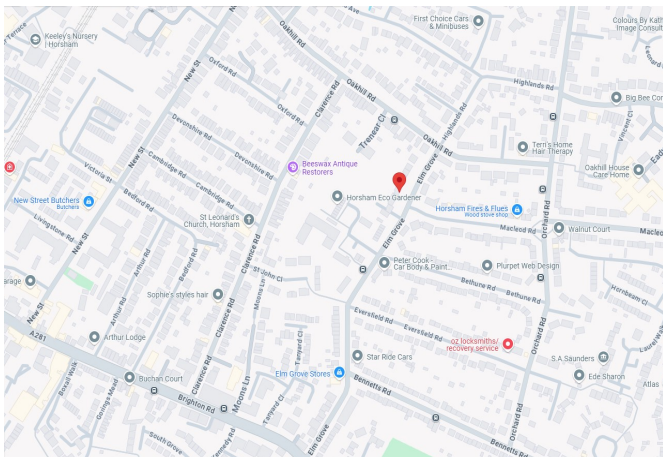


**Council Tax**

Band C



**Map Location**



**Total Approximate Floor Area**  
**749 sq ft / 70 sq m**

**EPC Rating**



**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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