



**Anchor Court, Talbot Lane,
Horsham, RH12 1ET**

£325,000

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

Anchor Court, Talbot Lane, Horsham, RH12 1ET



LOCATION

This fantastic property 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 the newly refurbished Piries Place, where you can enjoy dining in The Red Deer Brasserie or Miller & Carter Steakhouse, have a coffee at Starbucks or watch the latest film at the Everyman Cinema. You are spoilt for choice when it comes to activities. There is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park and The Capitol Arts Centre. 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 five 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.

PROPERTY

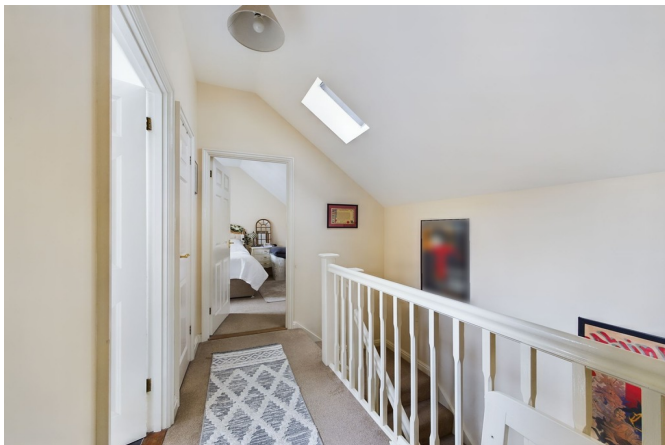
Tenure: Freehold

Welcome to this stunning mews house in the heart of the Town! As you step inside the front door, you'll be greeted by a generously sized hallway that allows easy access to all the rooms on the ground floor. This space also provides the perfect spot to remove coats and shoes before exploring your new home. The kitchen

boasts a plethora of floor and wall mounted units that offer ample storage and workspace. Additionally, the kitchen features a large window that floods the room with natural light, creating a bright and inviting atmosphere. The lounge is separate from the kitchen and boasts an impressive size, allowing for endless possibilities when it comes to arranging your furniture. Furthermore, the dining room offers an extra reception space that can comfortably accommodate a large dining table, perfect for entertaining guests. As you make your way upstairs, you'll find two spacious double bedrooms, each with built-in storage. Both bedrooms are generously sized, providing ample space for double beds and additional furnishings. Completing the living accommodation is the main family bathroom, featuring a modern white suite and a shower over the bath. This property is light and airy, creating a comfortable and inviting atmosphere that you'll love coming home to. With plenty of storage space throughout the house, you'll have all the room you need to store your belongings and keep your home clutter-free.

OUTSIDE

With your front door opening up right in Horsham's vibrant town centre you are just steps away from everything you will need. In addition to its great location the property also boasts an allocated parking space in the residents only car park right next door.





Buses

Horsham Bus Station
5 minute walk



Shops

Town Centre
Location



Trains

Horsham
0.5 miles



Airport

Gatwick
14.7 miles



Roads

M23
7.2 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£1,400 pcm
Rental Yield – 4.6%



Schools

St Mary's Primary
Arunside Primary
Forest & Millais



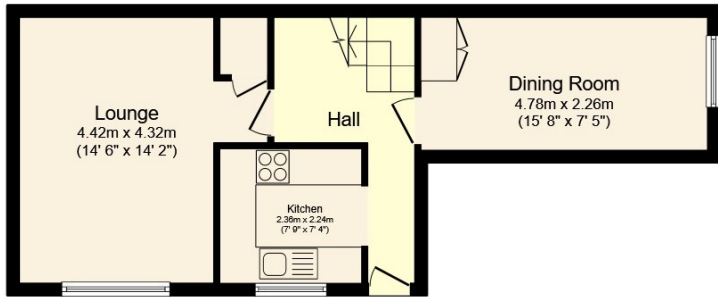
Broadband

Up to 150 Mbps

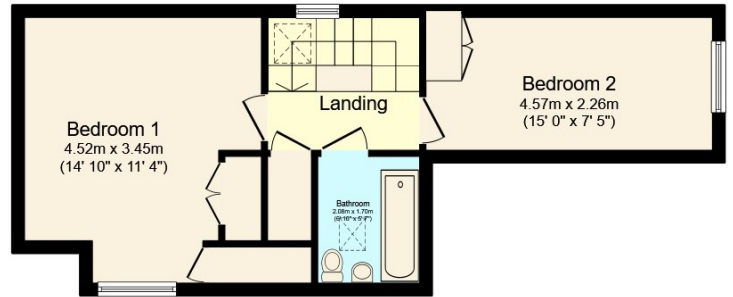


Council Tax

Band C

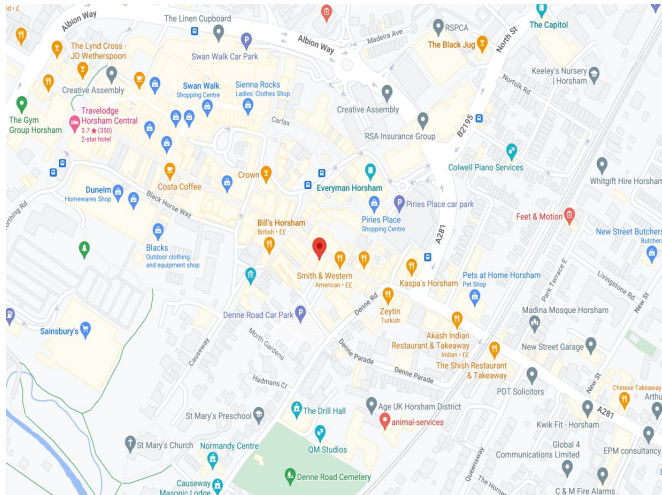


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
850 sq ft / 79 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	71	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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