



**Darwin Close
Horsham, RH12 4ZR**

£225,000

**01403 272022
brocktaylor.co.uk**

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

Darwin Close, Horsham, RH12 4ZR



LOCATION

This spacious property is set within an enviable location, just a short walk from a local shop and Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as St Robert Southwell, Littlehaven Infants, The Forest School and Millais Girls. Horsham is 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, you have Littlehaven and Horsham Station which has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

We are delighted to present this charming two-bedroom flat, situated on the first floor, in good condition. It is ideal for first-time buyers looking to step onto the property ladder or investors seeking a rewarding investment opportunity.

The property is entered via a welcoming entrance hall that leads to a spacious reception room. The reception room is separate, allowing for a dedicated space to entertain or relax. It is flooded with natural light, enhancing the sense of space. The kitchen is a standout feature, benefiting from ample work surface space, plenty of storage, and room for appliances. A bright window allows for an influx of natural light, making the room a pleasant, airy space for meal preparation. The flat offers two generous bedrooms, both with abundant natural light. The first bedroom is a double and features built-in wardrobes, providing a

practical storage solution. The second bedroom is equally spacious and bright. The bathroom has been recently refurbished, boasting a bath with an overhead shower and a window, adding to the overall brightness of the room.

OUTSIDE

One of the unique features of this property is its location within a quiet cul-de-sac. Parking is available for residents, and the flat benefits from communal garden space to the rear of the apartment block, offering a tranquil outdoor area to enjoy.

The property's location is convenient, with a range of local amenities within easy reach. This is truly a property not to be missed.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years from 18 August 2008
Annual Service Charge: £1,150.46
Service Charge Review Period: tbc
Annual Ground Rent: £10.00
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

5 minute walk



Shops

Co-op Food
5 minute walk



Trains

Littlehaven – 0.5 miles
Horsham – 0.9 miles



Airport

Gatwick
10.9 miles



Roads

M23
5.3 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£1,200 pcm
Rental Yield – 6.2%



Schools

Littlehaven Infant
St Robert Southwell
The Forest School
Millais



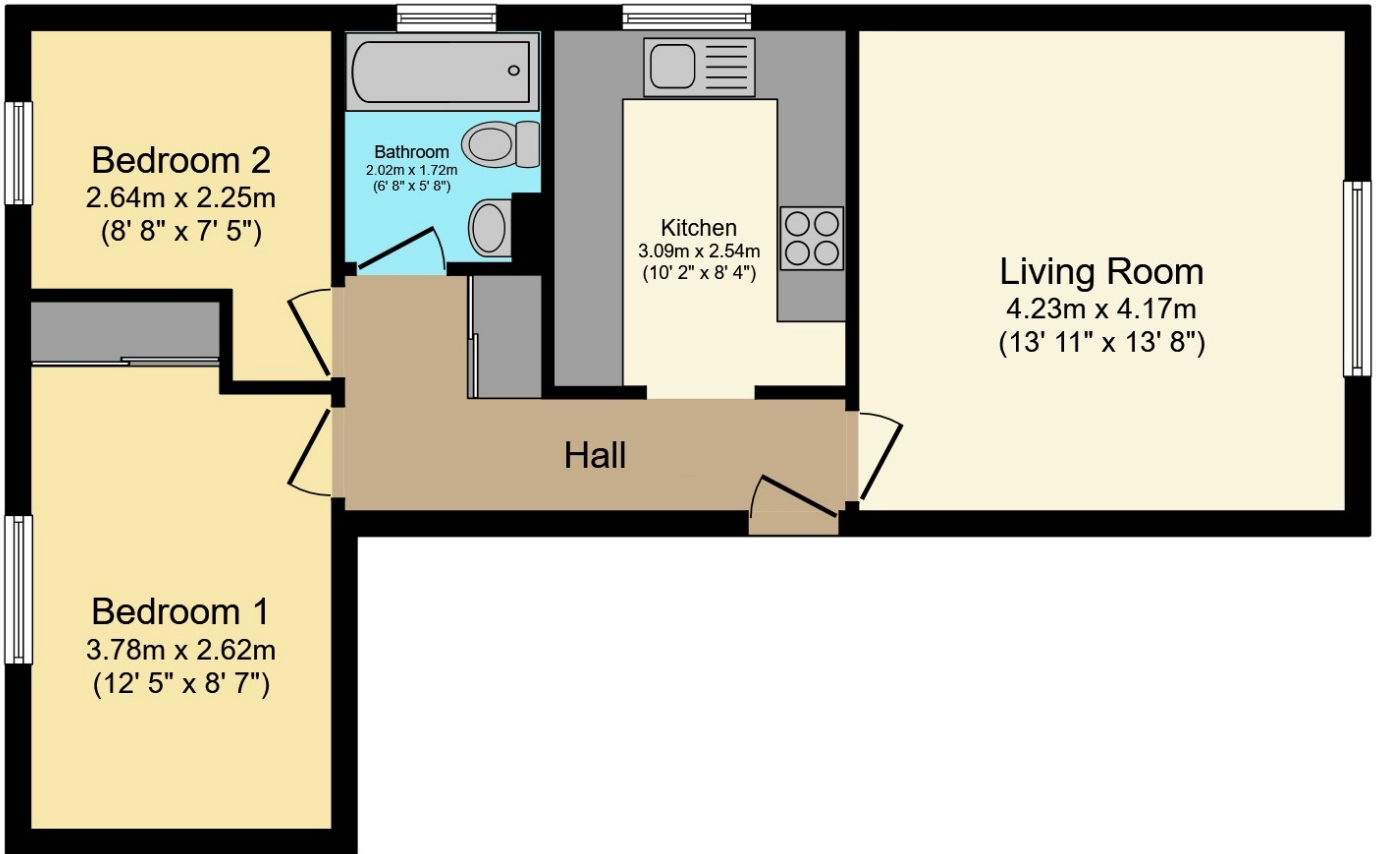
Broadband

Up to 500 Mbps

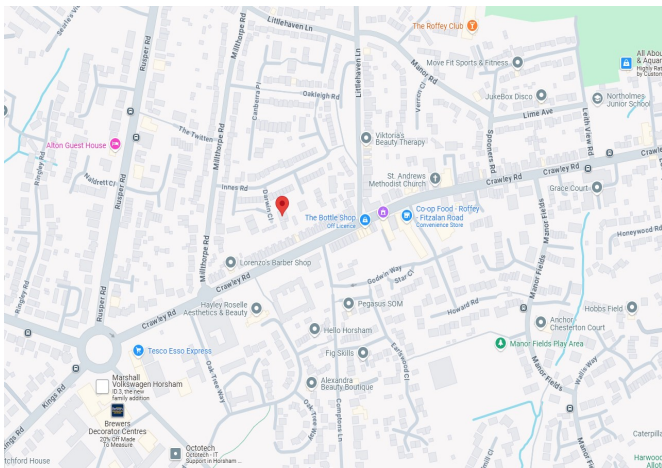


Council Tax

Band B



Map Location



Total Approximate Floor Area
590 sq ft / 55 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

