



**South Holmes Road,
Horsham, RH13 6HP**

**Asking Price Of
£250,000**

**01403 272022
brocktaylor.co.uk**

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

South Holmes Road, Horsham, RH13 6HP



LOCATION

Set on the north eastern side of Horsham, this split level maisonette is conveniently positioned for access to the A264, Junction 11 on the M23 and in turn, Gatwick Airport. The property also benefits from being close to the popular Leechpool primary school with the adjacent pre-school and is approximately 1.5 miles from both The Forest School and Millais Girls secondary schools. The property is conveniently positioned within close proximity to the picturesque Leechpool Woods with cycle paths, walks and a large children's play area just a short walk away. Horsham's busy town centre boasts a vast array of local and national traders including the large John Lewis and Waitrose as well as a thriving cafe and restaurant culture.

PROPERTY

This purpose built two bedroom maisonette flows well and has an excellent range of accommodation.

The private front door opens to a hall where there is space for storing coats and shoes. The generous sized kitchen has an abundance of natural light, providing space for appliances. There is a range of fitted units and a large window overlooking the front. You will also find both bedrooms on the ground floor, with the largest measuring 17'5 x 8'0.

To the first floor there is a landing leading you through to the

impressively sized 15'0 x 12'7 living room which is again extremely well lit and provides flexibly of furniture arrangement.

OUTSIDE

A particular feature of this maisonette is the large south facing terrace which gets the sun all day long and is an excellent space to entertain outside or relax at the end of a long day.

To the front of this property is a communal area of lawn and parking.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 135 Years From 1 January 1981

Lease Term Remaining: 91 Years

Service Charge/Review Period: £TBC per month

Ground Rent/Review Period: £TBC per month

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

1 minute walk



Shops

Fitzalan Road
0.5 miles



Trains

Littlehaven – 1.1 miles
Horsham – 1.4 miles



Airport

Gatwick
11.7 miles



Roads

M23
5.3 miles



Sport & Leisure

Pavilions in the Park
1.5 miles



Rental Income

£1,100 pcm
5.3% yield



Schools

Leechpool Primary
The Forest School
Millais



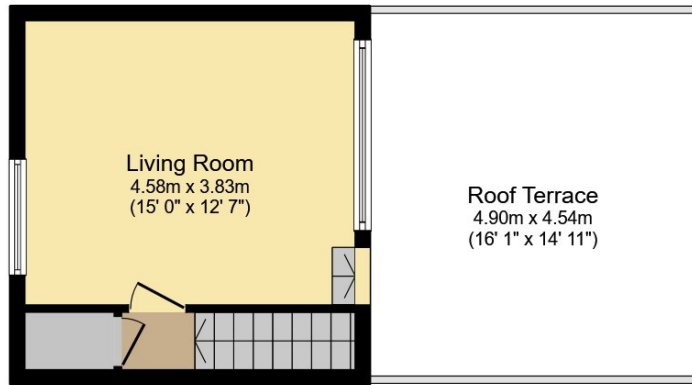
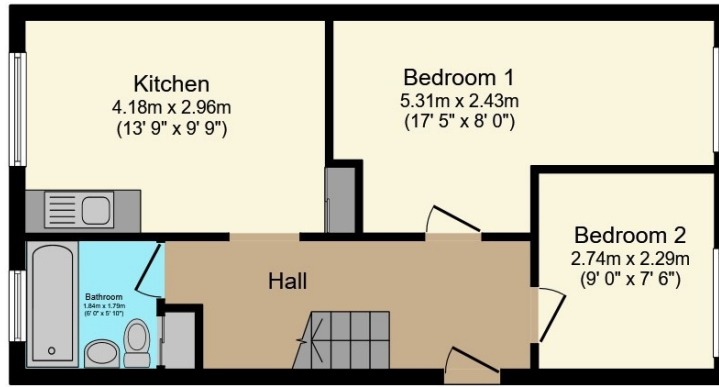
Broadband

Up to 264 Mbps

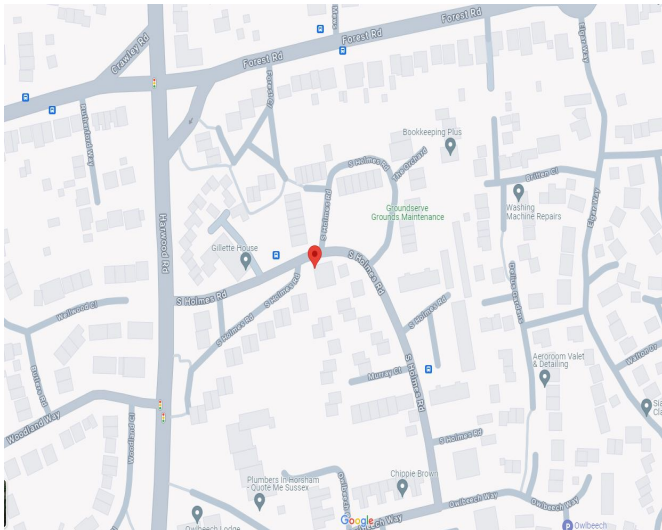


Council Tax

Band B



Map Location



Total Approximate Floor Area
740 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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