



**East Street  
Horsham, RH12 1HN**

**£300,000**

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

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

## LOCATION

East Street 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, a coffee at Starbucks or 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 ten 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

A gated pedestrian entrance from East Street provides rear access to the development. The communal front door opens into the entrance hall, where stairs lead to all floors. Inside, the entrance hall has a video entry system and various cupboards, including one for a washing machine, a double cupboard with a water tank and water softener, and another with the circuit board. Doors from the hall lead to all main rooms. The open-plan kitchen/living room is at the rear, with the kitchen featuring modern wall and base cabinets, matching drawers, a

worktop with an inset hob, an electric oven, a hood, a built-in dishwasher, and a fridge/freezer. The living area has double-glazed windows on two sides, filling the space with natural light, and ample room for furniture. The property has two double bedrooms, each with fitted wardrobes, with the main bedroom having an ensuite shower room. There is also a smaller room suitable for a study or guest bedroom. The bathroom features contemporary white fixtures and a skylight.

## OUTSIDE

Located to the rear of the development there is one numbered and allocated parking space. Also within the Communal Area there is a private bike store and bin store cupboards.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from & including 1 January 2014

Service Charge: £tbc per annum

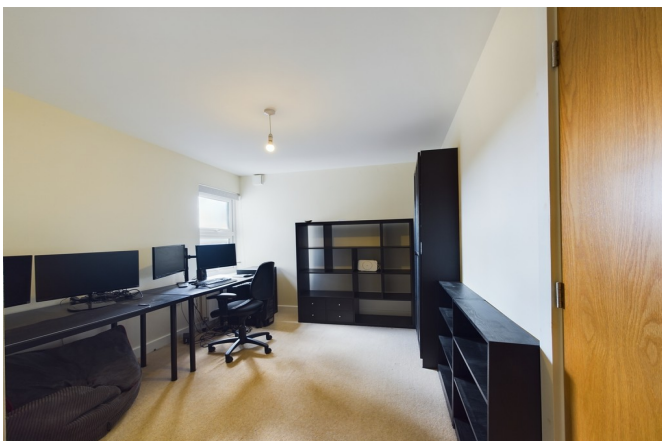
Service Charge Review Period: tbc

Ground Rent: £tbc per annum

Ground Rent Review Date: 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**

1 minute walk



**Shops**

Town Centre location



**Trains**

Horsham – 10 minute walk  
Littlehaven – 1.6 miles



**Airport**

Gatwick  
13.5 miles



**Roads**

M23  
6.6 miles



**Sport & Leisure**

Pavilions in the Park  
10 minute walk



**Rental Income**

£1,375 pcm  
Rental Yield – 5.5%



**Schools**

St Mary's CoFE Primary  
Arunside  
Millais School  
The Forest School



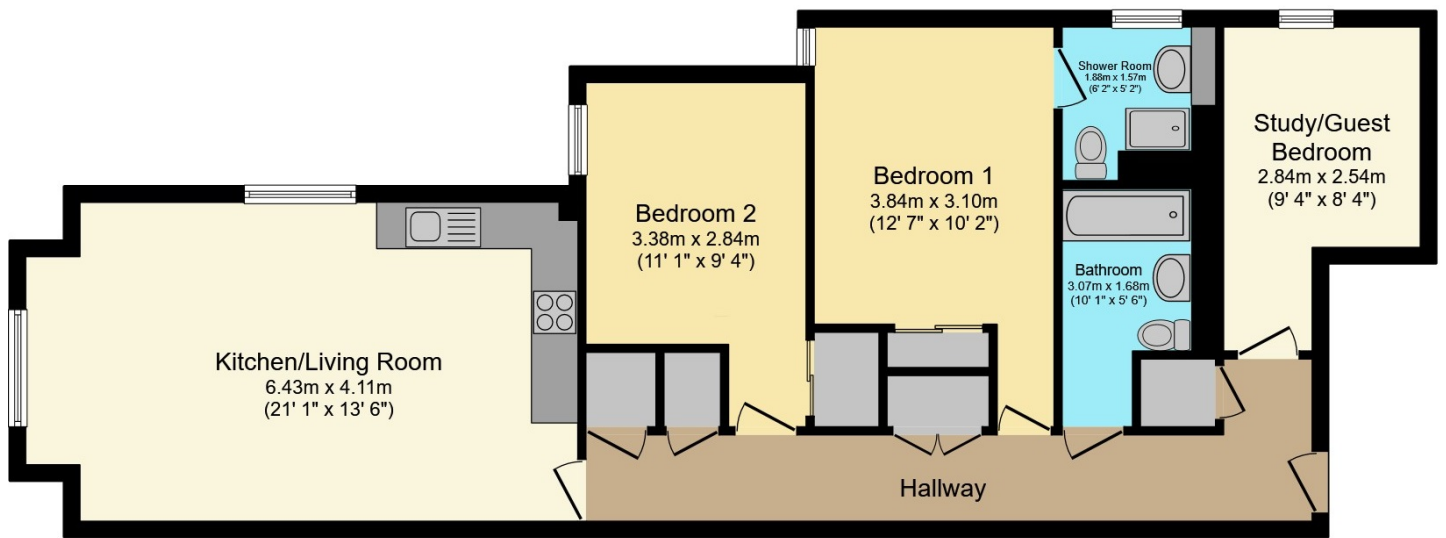
**Broadband**

Up to 500 Mbps

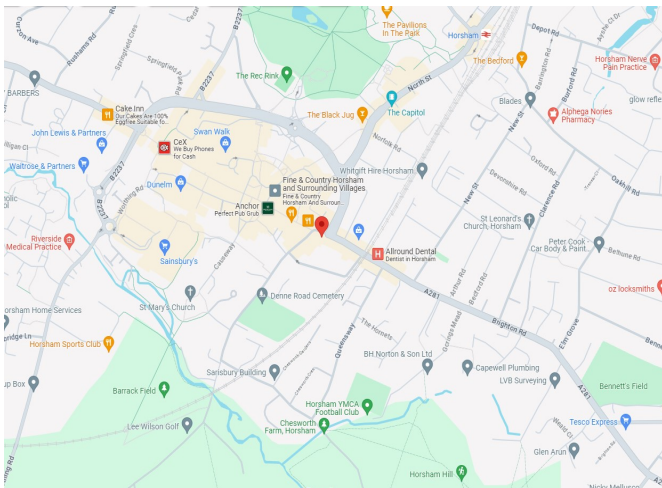


**Council Tax**

Band D



### Map Location



Total Approximate Floor Area  
**972 sq ft / 90 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(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

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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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