



**Victory Road
Horsham, RH12 2JF**

£180,000

**01403 272022
brocktaylor.co.uk**

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

Victory Road, Horsham, RH12 2JF



LOCATION

This ground floor maisonette is located on the ever popular West side of Horsham, only a short distance from Horsham town centre. 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, or head to East Street, or 'Eat Street' as it is known locally, which 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 when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. 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, there is Horsham Station, 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. This attractive location means this period property is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

PROPERTY

Presenting this charming maisonette for sale, situated in a highly desirable location. This property is in good condition, making it an ideal purchase for couples, first-time buyers, or investors.

The home boasts one lovely reception room, featuring a spacious layout and an attractive bay window. This creates an inviting environment perfect for relaxation or entertaining guests. The property also includes a generously sized kitchen. The L-shaped design optimizes the space, offering plenty of work surfaces and storage. Natural light floods the room, enhancing the appeal of the kitchen and creating an enjoyable environment for preparing meals. The maisonette features one double bedroom, spacious and filled with natural light. This tranquil space also includes built-in wardrobes, offering abundant storage

without compromising the room's spacious feel. The large bathroom is a notable feature of this property. It includes a corner bath with a shower, providing the option of a quick rinse or a relaxing soak. Additionally, storage is available, and a window brightens the room with natural light. One of the unique features of this property is that it is a ground floor maisonette, offering easy access without the need to navigate stairs.

The property has been priced to incorporate the need for the lease extension to be paid for by the prospective purchaser

OUTSIDE

This property is ideally located close to Horsham Town and Horsham Park. The local amenities are just a short walk away, and public transport links are easily accessible, ensuring that all your needs are within reach. Additionally, the property comes with an allocated parking space, adding an extra layer of convenience for vehicle owners.

In summary, this maisonette combines an excellent location, good condition, and thoughtful features to create a wonderful opportunity for prospective buyers. Don't miss out on this fantastic offer.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 99 Years from 25th of March 1981

Ground Rent: £10 per annum

Service Charge: no service charge

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

Co-op
0.5 miles



Trains

Horsham – 0.8 miles
Littlehaven – 1.6 miles



Airport

Gatwick
12.6 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£TBC pcm



Schools

Trafalgar Infant
Greenway Academy
Tanbridge House



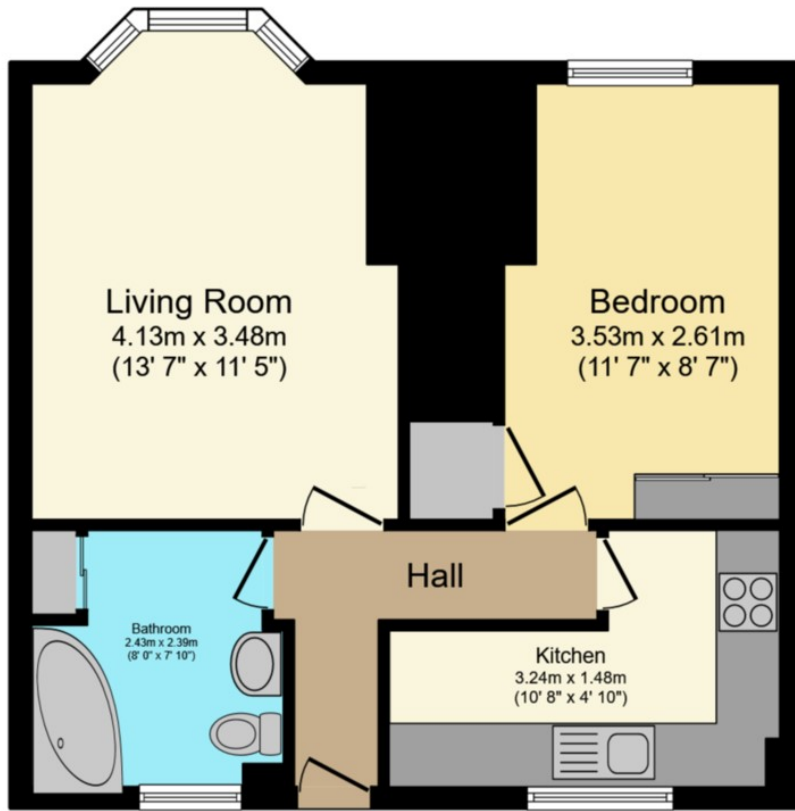
Broadband

Up to 67 Mbps



Council Tax

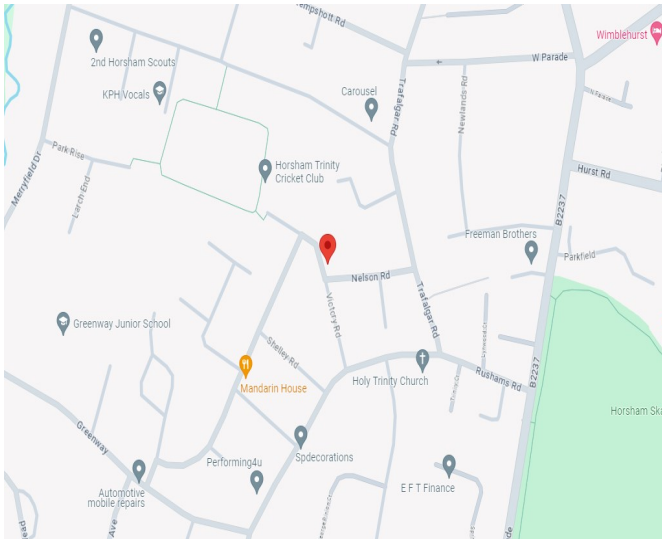
Band B



floor plan

Floor area 48.0 m² (517 sq.ft.)

Map Location



Total Approximate Floor Area

517 sq ft/ 48 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(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

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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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