



**Barttelot Road
Horsham, RH12 1DQ**

£260,000

**01403 272022
brocktaylor.co.uk**

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

Barttelot Road, Horsham, RH12 1DQ



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LOCATION

Barttelot Road 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 East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants. 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, 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

An impressive, first floor, split level maisonette, a stone's throw away from the Town Centre with convenient access to public transport links. The property is surrounded by nearby parks and historical features, providing a perfect blend of town and country living. Upon ascending the external stairs, you're welcomed into the open-plan kitchen and dining room. The kitchen has a range of floor and wall mounted units and is bathed in natural light. The kitchen offers a spacious cooking area and a perfect area for entertaining. The property boasts an impressive sized living room, featuring large windows that invite an abundance of light. The room also houses a beautiful fireplace, adding charm to the space. The high ceilings further enhance the feeling of space. There are two double bedrooms in this maisonette. The main bedroom can be found upstairs and is notably

spacious, offering plenty of room for bedroom furniture, and benefits from an influx of natural light owing to two large Velux windows. The second bedroom is equally well-lit and features built-in wardrobes, providing ample storage space. The bathroom features a shower over the bath, offering the best of both, a quick rinse or a long, relaxing soak.

OUTSIDE

Outside, the property is just as impressive, boasting its own private garden space. It's an ideal place to relax, entertain, or enjoy some outdoor activities.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 13 December 1995

Service Charge: shared cost of repairs with ground floor maisonette

Insurance: £370.09 per annum

Ground Rent: £100 per annum

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

2 minute walk



Shops

Town Centre
location



Trains

Horsham
10 minute walk



Airport

Gatwick
14.8 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
9 minute walk



Rental Income

£1,350 pcm
Rental Yield – 6.5%



Schools

St Mary's CoFE Primary
Trafalgar Infant
Millais School
The Forest School



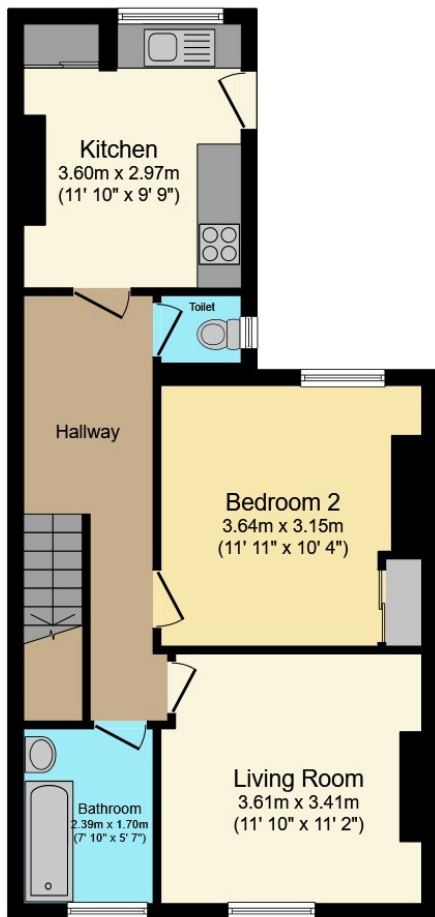
Broadband

Up to 500 Mbps

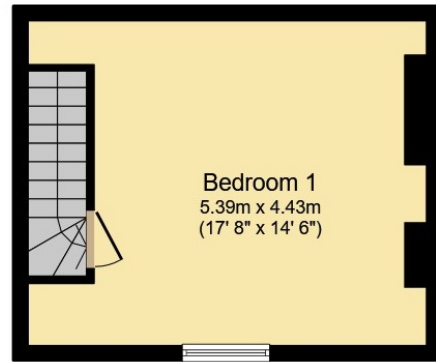


Council Tax

Band C

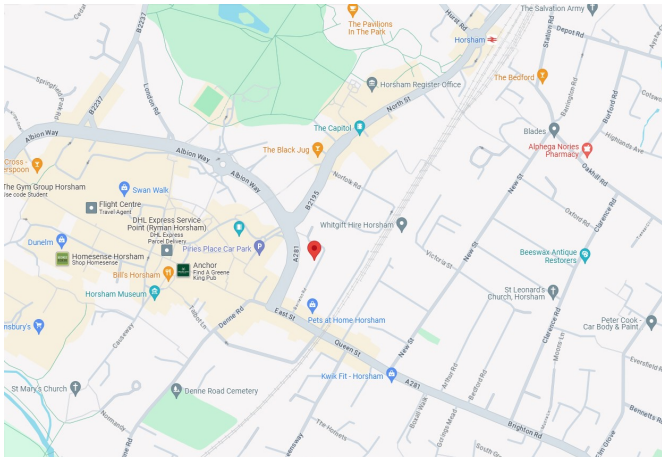


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
830 sq ft / 77.1 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		
(39-54)	E	55	70
(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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2-6 East Street, Horsham, West Sussex, RH12 1HL

