



**Wallis Way
Horsham, RH13 6SS**

£220,000

**01403 272022
brocktaylor.co.uk**

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

Wallis Way, Horsham, RH13 6SS



LOCATION

This beautifully presented apartment, is set at the end of a small cul-de-sac within this popular development to the north of Horsham. The apartment is in a convenient position for access to a number of popular schools that include Millais and The Forest School as well as Leechpool Primary School. For access to road and rail networks the house is also well located as it is set 0.9 miles from Littlehaven Station and 1.1 miles from Horsham Station. In addition, junction 11 on the M23 is around 20 minute's drive away with the A264, A24 and A281 all easily accessible. Furthermore, the apartment is also within a few minutes' walk of the picturesque Leechpool and Owlbeech Woods, with around 100 acres of ancient and newer woodland with a number of pleasant walks and trails.

PROPERTY

For sale is a top floor flat, boasting a spacious hallway that is unique to this property. This well-maintained apartment is in good condition, ready to welcome its new owners. It is ideally suited for couples, first-time buyers, or investors seeking a promising addition to their portfolio. The flat features two bedrooms. The main bedroom is a spacious and light-filled double room, complemented by a walk-in wardrobe and dressing area. The second bedroom, also spacious and awash with natural light, comfortably accommodates a single bed and benefits from built-in wardrobes. The apartment is also equipped with a modern and stylish bathroom, recently updated and boasting built-in storage. The bath with shower, coupled with a mirror light, creates an oasis of relaxation. The kitchen is a notable highlight, filled with natural light. It offers ample storage and plenty of workspace, as well as a

window that offers a pleasant view while cooking. The kitchen also provides space for essential appliances, further enhancing its functionality. The property benefits from a generously sized reception room, which serves as a combined lounge and dining area. This light and airy room is sure to be the heart of many social gatherings and quiet nights in.

OUTSIDE

Outside, the property offers an allocated parking space, with ample visitor parking available. A telecom entry system is installed for the apartment block, enhancing security and peace of mind for the residents.

This property presents an excellent opportunity to acquire a charming, well-presented flat in a desirable location. Don't miss out on this opportunity.

ADDITIONAL INFORMATION

Tenure: Leasehold

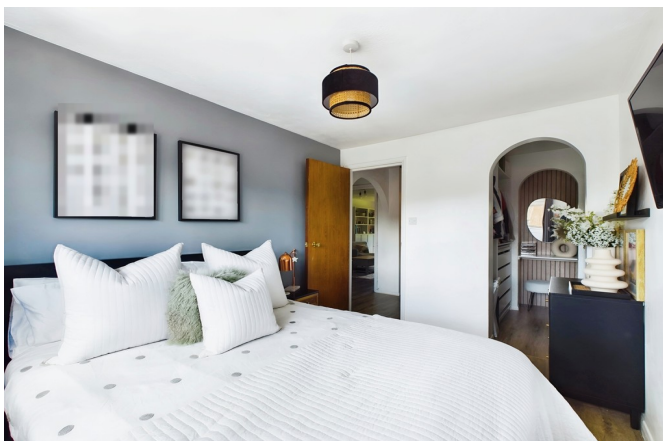
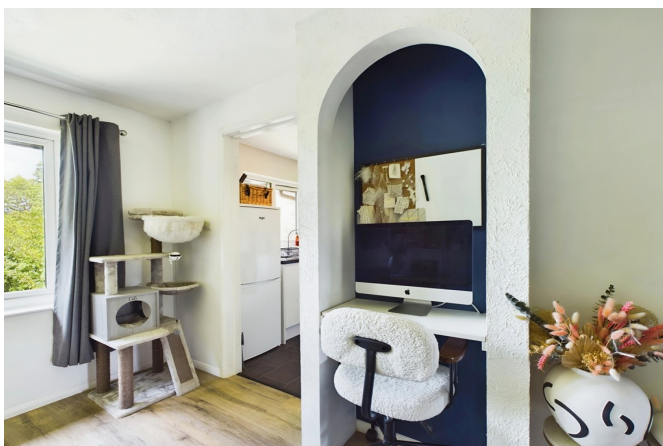
Lease Term: 125 Years from 1 July 1986

Annual Service Charge: £1,398.99 (for 1 July 2024 to 30 June 2025)

Annual Ground Rent: Peppercorn

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

Co-op Food
0.2 miles



Trains

Littlehaven – 0.9 miles
Horsham – 1.1 miles



Airport

Gatwick
11.5 miles



Roads

M23
5 miles



Sport & Leisure

Pavilions in the Park
1.3 miles



Rental Income

£1,250 pcm
Rental Yield – 7%



Schools

Leechpool Primary
Millais
The Forest School



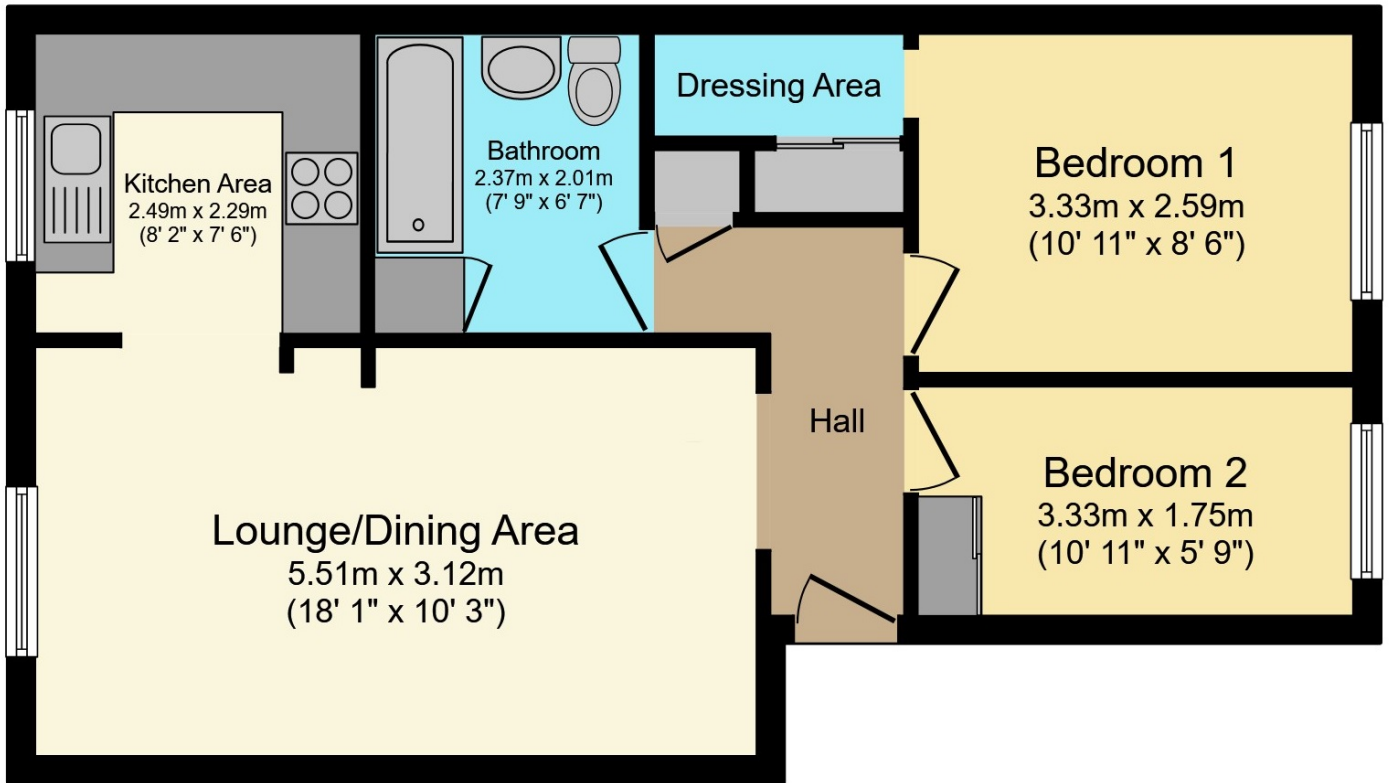
Broadband

Up to 67 Mbps

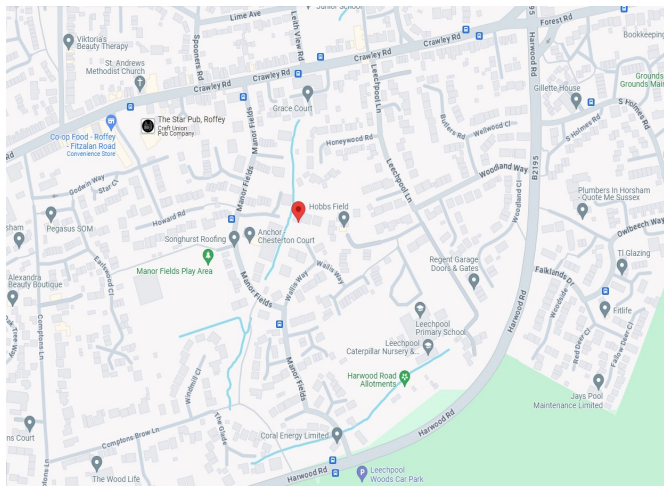


Council Tax

Band C



Map Location



Total Approximate Floor Area
545 sq ft / 51 sq m

EPC Rating

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