



Sales.

**Smithsfield House,
Southwater, RH13 9LP**

£200,000



Smithsfield House, Southwater, RH13 9LP



Entering the apartment, you are met with an entrance hall, with a built-in storage cupboard and a door that leads to the bathroom featuring a modern white suite with a full-sized bath, and shower above the bath. The bright double bedroom has a large window that floods the room with natural light and boasts ample space for free-standing storage and additional bedroom furniture. The kitchen/living room is a particular feature of this impressive property and is perfect for entertaining with flexibility for furniture placement.

The flat is nestled in an area with excellent public transport links and local amenities, ensuring all your needs are within a stone's throw. The property also benefits from one covered allocated parking space. Within the communal area you have the added benefit of a lift along with stairs to all floors for easy access.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years from 1 March 2007
Annual Service Charge: £tbc
Service Charge Review Period: tbc
Annual Ground Rent: £tbc
Ground Rent Review Period: tbc

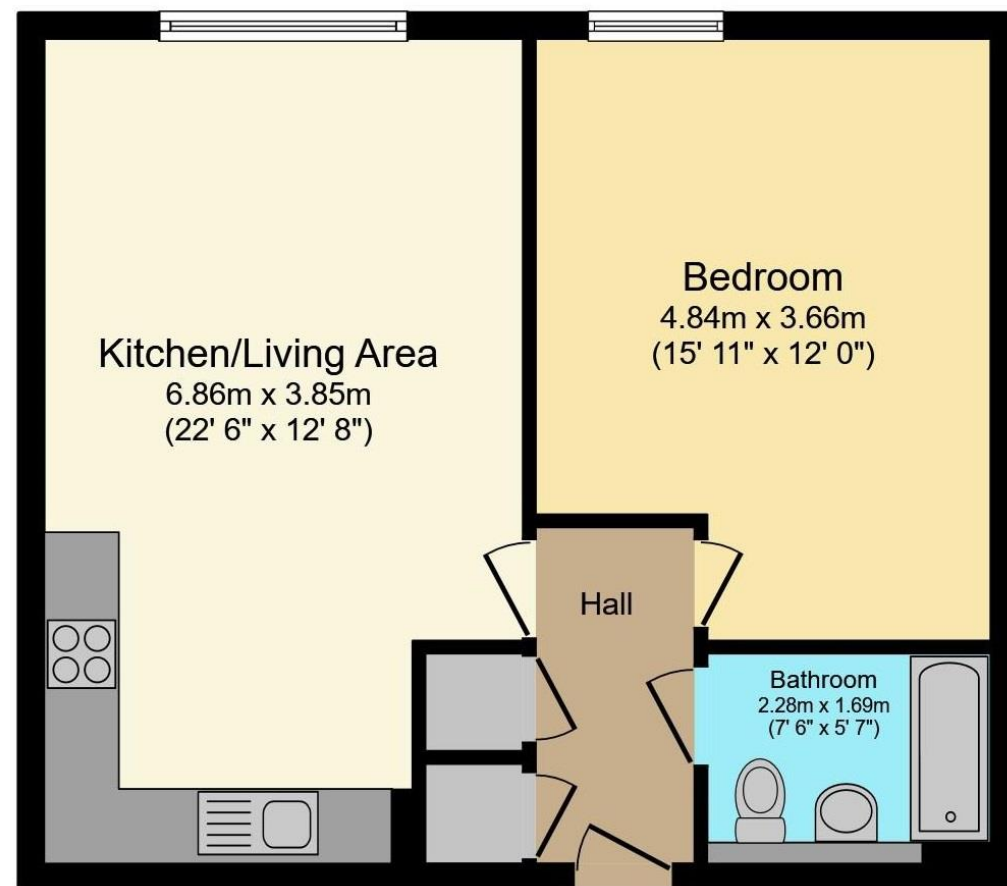
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

715 sq ft / 66 sq m

Viewing arrangements by
appointment through:

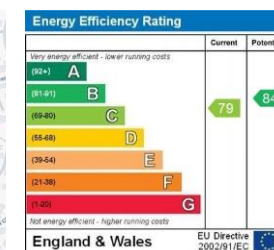
Brock Taylor
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Map Location



EPC Rating



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

Buses
3 minute walk

Shops
Co-op Food
1 minute walk

Trains
Horsham
3.8 miles

Sport & Leisure
The Ghyll
0.3 miles

Rental Income
£1,050 pcm
Rental Yield - 6%

Schools
Southwater Academy
Tanbridge House

Broadband
Up to 67 Mbps

Roads
M23
9.9 miles

Council Tax
Band B