



**Fender House  
Horsham, RH12 1UH**

**£230,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Fender House, Horsham, RH12 1UH



### LOCATION

Fender House is an extremely convenient location, with Horsham Station being 1.2 miles distant, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is also easy access to the M23 leading to the M25. Horsham town centre, offers 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. East Street, or 'Eat Street' as it is known locally, 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, while further afield, the stunning South Downs and coast are within easy reach. Local schools within walking distance include Tanbridge House secondary school, and Primary Schools such as St Johns and Arunside.

### PROPERTY

The front door of this ground floor apartment opens into a generous hall with doors opening to all rooms and a storage cupboard. The bright and spacious living room provides the ideal space to relax with friends, and boasts a large window that floods the room with light and overlooks the communal gardens. This is

next to the sizeable kitchen, which has space for a selection of appliances, whilst also overlooking the well kept gardens. The property boasts a family bathroom with a white suite, and window, and two fantastic double bedrooms, with the largest boasting a built in wardrobe.

### OUTSIDE

The block is located towards the end of a cul de sac on the popular west side of Horsham. There is plenty of resident parking, and the property is surrounded by well-kept communal gardens.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 24th April 1983 (we have been informed by the vendor that the Lease is due to be extended to 999 Years prior to completion)

Service Charge: £1,590 per annum

Service Charge Review Period: tbc

Ground Rent: £10 per annum

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.





**Buses**

6 minute walk



**Shops**

Co-op Food  
5 minute walk



**Trains**

Horsham – 1.2 miles  
Littlehaven – 2.4 miles



**Airport**

Gatwick  
14.9 miles



**Roads**

M23  
7.2 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£tbc



**Schools**

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



**Broadband**

Up to 67 Mbps

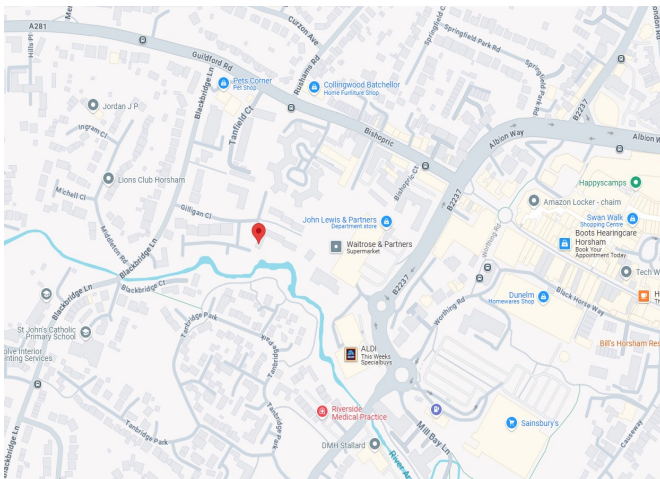


**Council Tax**

Band B



### Map Location



### Total Approximate Floor Area

**643 sq ft / 60 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</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

**01403 272022**  
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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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