



**Fender House  
Horsham, RH12 1UH**

**£225,000**

**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, 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, 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

We are delighted to present this neutrally decorated flat for sale. Exhibiting comfortable living, this property holds an irresistible appeal. The interior of the property is just as impressive. Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the property. One of the unique features of this flat is the large store cupboard, which could be utilised for a variety of purposes. The flat features two generously sized double bedrooms, each filled with natural light to create a bright and airy ambience. Both rooms are spacious, offering ample room to accommodate a variety of furnishing styles. The bathroom is equipped with a window and a shower cubicle, ensuring a comfortable and practical space for daily routines. The reception room is a highlight of the property, offering a spacious area that is separate from the kitchen. This room also benefits from doors opening to the outside, providing an excellent area for entertaining or relaxation. There is also space for a table,

making it an ideal spot for intimate dining or social gatherings. The kitchen is a generous size with ample storage and plenty of work surfaces, making it a dream for those who love cooking. The natural light creates a warm and welcoming atmosphere, and the dining space allows for sociable meal times.

Conveniently located, the property boasts excellent public transport links and is within close proximity to local amenities. This makes it an ideal choice for those seeking a balance of city living and peaceful surroundings.

From its neutral decor to its unique features, this flat offers a lifestyle of convenience and comfort. Its charm lies in its blend of functional spaces and its ideal location. Whether you're a first-time buyer or looking to invest, this property is a fantastic opportunity not to be missed.

### OUTSIDE

The property is a ground floor flat, benefiting from double doors that open out to a delightful patio area. The outside space overlooks the serene communal grounds and greenery, offering a tranquil retreat. There's also ample residents parking available, adding to the convenience.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 25 April 1983

Service Charge: £1,581.96 per annum

Service Charge Review Period: tbc

Ground Rent: £10.00 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**

£1,200 pcm  
Rental Yield – 6.4%



**Schools**

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



**Broadband**

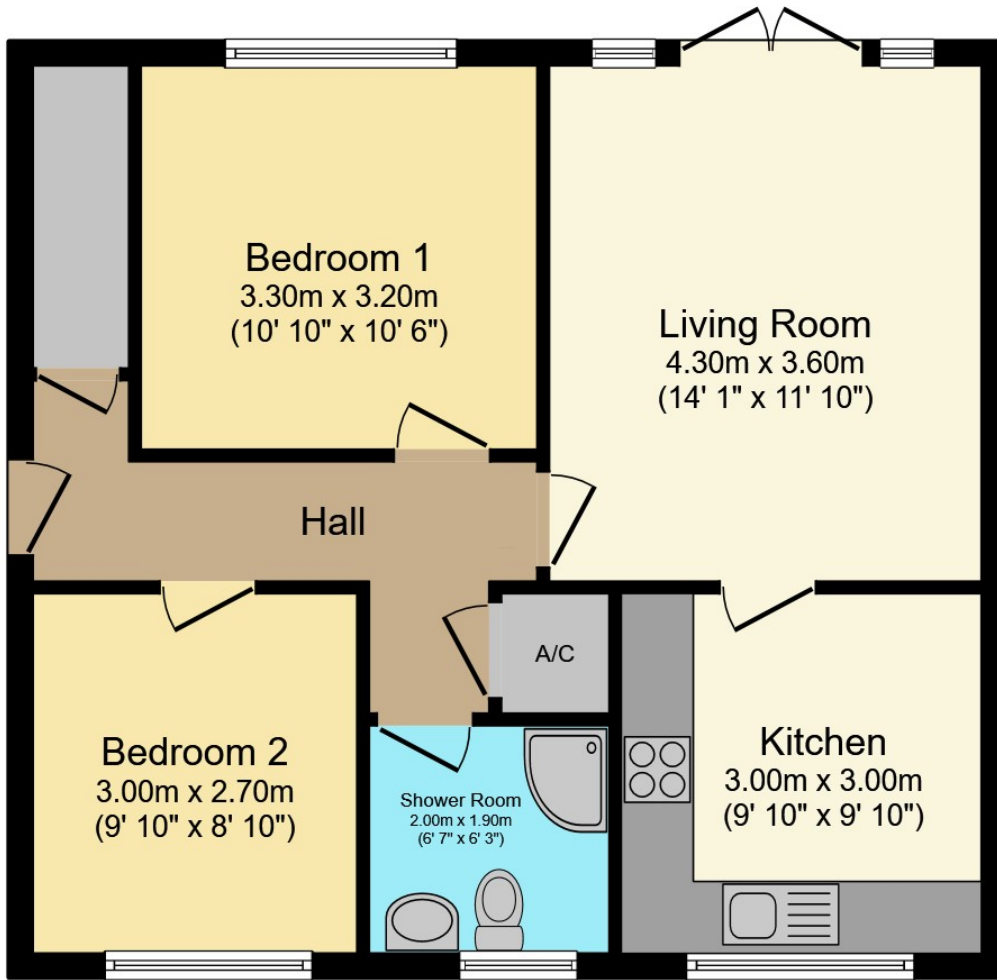
Up to 67 Mbps



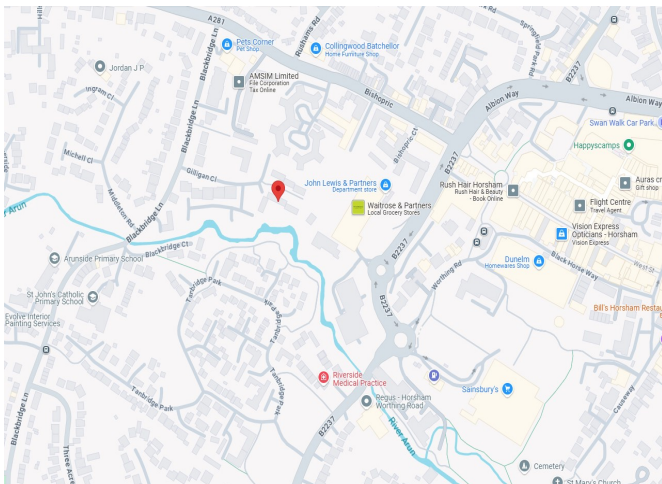
**Council Tax**

Band B





**Map Location**



**Total Approximate Floor Area**  
**629 sq ft / 58 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>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</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**  
**horshamsales@brocktaylor.co.uk**



**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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