



**Wimblehurst Road  
Horsham, RH12 2AQ**

**Offers In Excess Of  
£250,000**



## Wimblehurst Road, Horsham, RH12 2AQ



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### LOCATION

This attractive property is located on the ever popular west side of Horsham, only a short distance from Horsham town centre, main line station with easy links to London and the fantastic Horsham park with Pavilion Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a John Lewis and large Waitrose store. This ideal location means this ground floor flat is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

### PROPERTY

This fantastic sized ground floor flat features a generous hallway, leading to a large reception room. This area is bathed in natural light from the large floor to ceiling window, making it a bright and airy space. It serves as a lounge/diner, suitable for both relaxation and entertainment. The kitchen is well-appointed, offering ample cupboard space and plenty of work surfaces. The property has two spacious double bedrooms. The main bedroom is particularly large and benefits built in wardrobe space providing plenty of room for storage. Bedroom 2, also a double, benefits from a built-in-wardrobe and provides further sleeping quarters or perhaps a home office or guest room. The bathroom has a modern white suite and includes a shower over the bath and a convenient airing cupboard with shelving. The property offers double-glazed windows and benefits from gas-fired central heating.

This property is ideal for couples, first-time buyers, or investors seeking a well-positioned and appealing property in a desirable location. In summary, this two-bedroom flat offers a wonderful blend of comfort, convenience, and style, making it a property not to be missed.

### OUTSIDE

This ground floor apartment is nestled in an attractive block, surrounded by, and enjoying eyeline views of, meticulously maintained communal gardens. These lush gardens are primarily laid to lawn and adorned with well-stocked flower borders, offering a serene seating area. Additionally, there is a designated communal bins and recycling area.

### ADDITIONAL INFORMATION

Tenure: Share of Freehold

Lease Term: 150 Years from 24 June 2006

Service Charge: £336 quarterly including buildings insurance

Service Charge 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

2 minute walk



#### Shops

Co-of Food  
8 minute walk



#### Trains

Horsham – 0.7 miles  
Littlehaven – 1.3 miles



#### Airport

Gatwick  
11.8 miles



#### Roads

M23  
6.1 miles



#### Sport & Leisure

Pavilions in the Park  
0.6 miles



#### Rental Income

£tbc



#### Schools

Trafalgar Infant  
Greenway  
Tanbridge House



#### Broadband

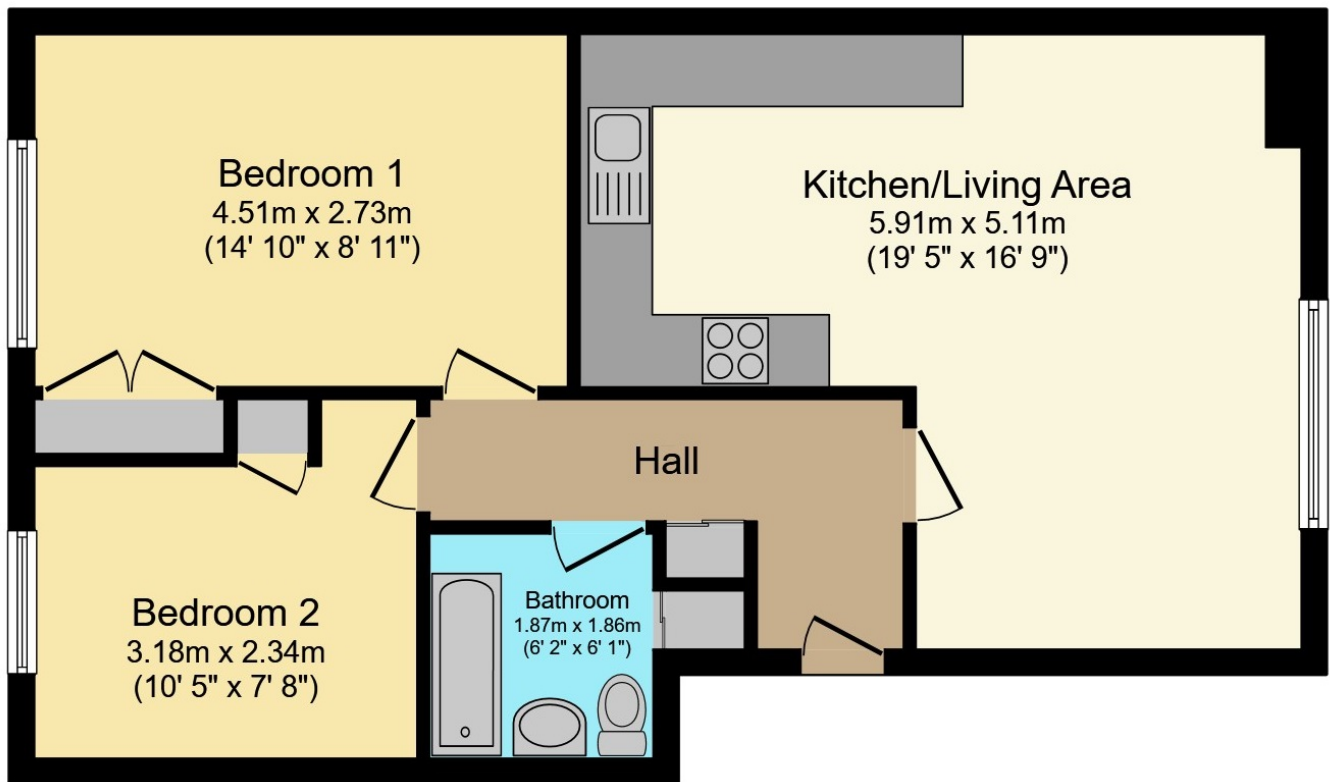
Up to 900 Mbps



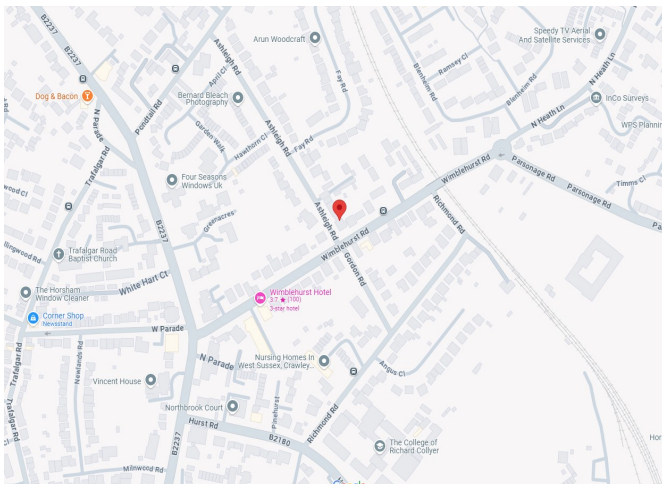
#### Council Tax

Band C





#### Map Location



**Total Approximate Floor Area**  
**629 sq ft / 58.4 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>		
(55-68) <b>D</b>	71	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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.

**brocktaylor.co.uk**

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