



**Wimblehurst Road
Horsham, RH12 2AQ**

**Offers In Excess Of
£250,000**

Wimblehurst Road, Horsham, RH12 2AQ

 1  2  1

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

Attractive and generously proportioned 2 double bedroom ground floor flat with eye level views of meticulously maintained gardens. This well appointed accommodation achieves excellent flow from the open plan kitchen, dining and living spaces and provides ample storage with large built in cupboards and wardrobes to other rooms. This property benefits from a modern fitted kitchen with breakfast counter, integrated appliances and multiple countertop preparation areas, all making for an enjoyable space for cooking and spending time. The property offers double-glazed windows and benefits from gas-fired central heating, and with durable good quality floor coverings and a sleek modern bathroom with airing cupboard the property is ready to enjoy for the new owner.

OUTSIDE

Set back from the main road and orientated to enjoy the quiet serenity and the natural light, this considered accommodation has all the benefits of ground floor living and affords views of the beautifully manicured gardens from many locations throughout.

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



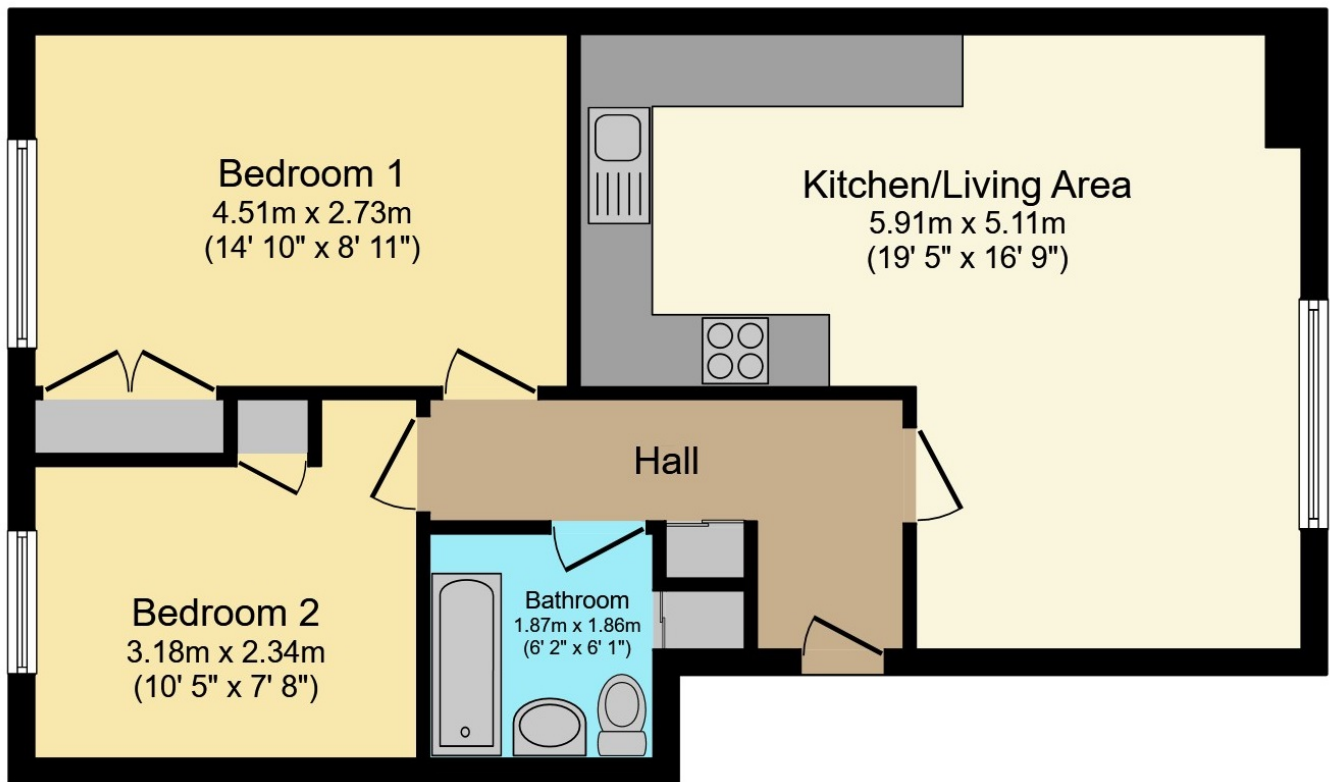
Broadband

Up to 900 Mbps

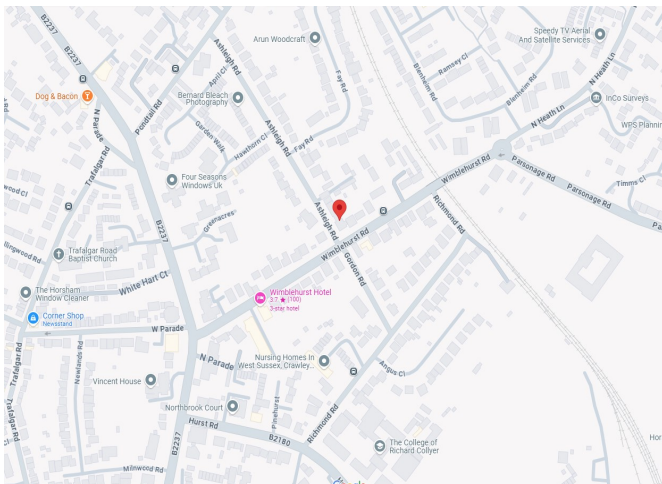


Council Tax

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+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(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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