



Sales.

Mill Bay Lane,
Horsham, RH12 1ST

£230,000



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The private front door of this property opens into a large 13ft Hall, and is accessed via the beautifully kept grounds that overlooks the River Arun. From the hall, which has a convenient storage cupboard, doors open to all rooms including the bright 21'5 x 10'2 open plan kitchen/living area, which is a particular feature of this modern home. There is plenty of space for a sofa and dining table, while the contemporary kitchen is fitted with a stylish range of floor and wall mounted units, that hide a number of integrated appliances. The 12'11 x 8'3 double bedroom with large bespoke fitted wardrobes and dressing table is located next to the 8'0 x 7'3 shower room, which boasts a large walk in shower and a double cupboard, that has space for a washing machine.



The apartment benefits from an allocated parking space within the residents only parking area located beneath the apartment block, a wonderful benefit given its proximity to Horsham Town Centre.

ADDITIONAL INFORMATION
 Tenure: Leasehold
 Lease Term: 126 Years from & including 1 January 2018
 Service Charge: £1,796.26 per annum (1 January to 31 December 2025)
 Ground Rent: £tbc per annum

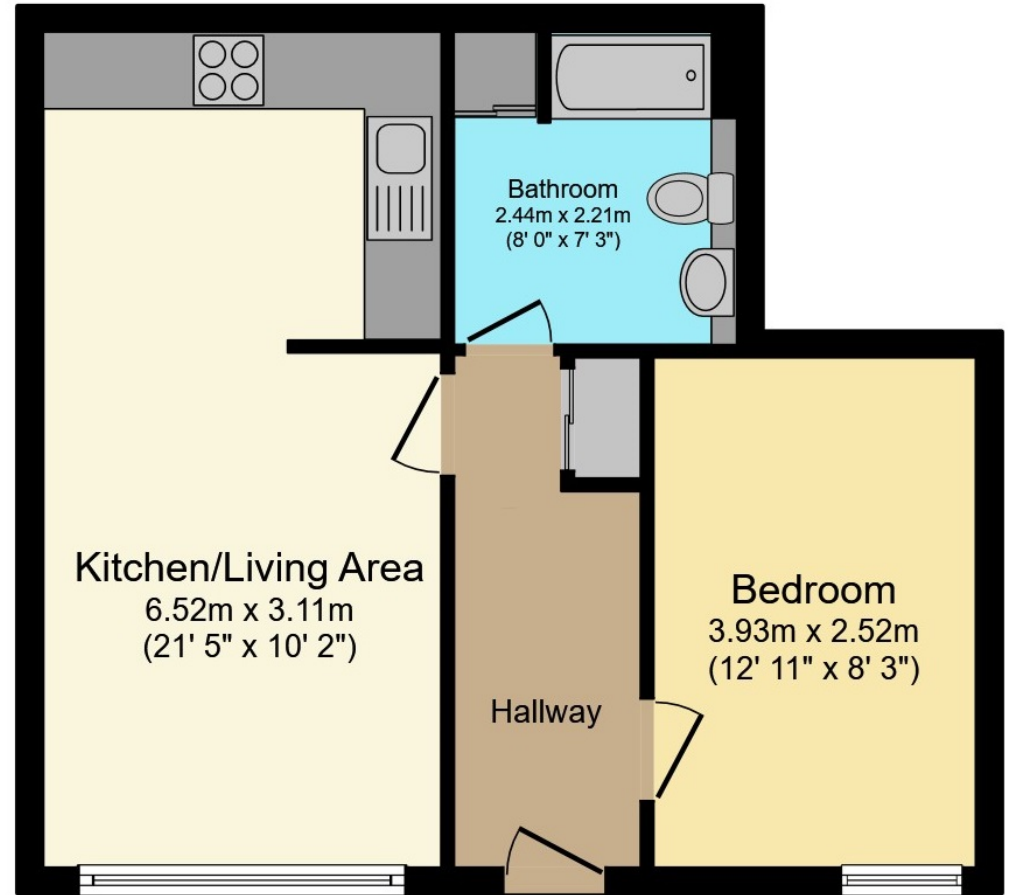
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area
460 sq ft / 42.8 sq m

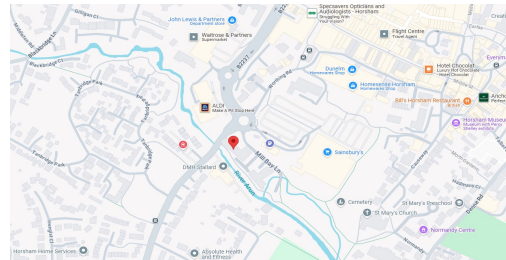
Viewing arrangements by appointment through:

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk

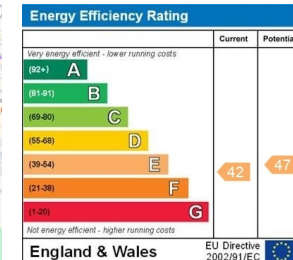
 Buses 3 minute walk	 Shops Town Centre 3 minute walk	 Trains Horsham 1 mile
 Sport & Leisure Pavilions in the Park 1.2 miles	 Rental Income £1,100 pcm Rental Yield – 5.8%	 Schools n/a
 Broadband Up to 67 Mbps	 Roads M23 11.6 miles	 Council Tax Band B



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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