



Sales.

Mill Bay Lane,
Horsham, RH12 1ST

Offers In Excess Of
£220,000



Mill Bay Lane,
Horsham, RH12 1ST



A rare opportunity to buy a contemporary one-bedroom, ground floor flat benefiting from the shared concierge services, security and maintenance support of a modern block but with its own front door directly onto a pedestrianised, riverside street. Step out of the property for a peaceful five-minute, riverside walk to lush parklands, maintained memorial gardens and Horsham Sports Club (with thriving cricket, hockey, squash, tennis and social scene), or head through Horsham's historic Causeway to all the retail and entertainment facilities of the town (10 minute walk).

A well-equipped, well-presented property with newly installed window shutters, integral fridge/freezer, dishwasher, microwave/oven, ceramic hob, plus refuse/recycling cupboard in the kitchen/sitting room, and new bespoke fitted wardrobe and desk/dressing table in the bedroom. The large shower, with power shower and heated towel rail, includes a convenient laundry cupboard with washing machine and airing facilities. Ample storage including roomy cupboard in the spacious entrance hall. Updated eco-friendly heating. Double glazed and well insulated.

The apartment benefits from an allocated parking space within the residents only parking area, located beneath the apartment block, and a secure internal bike storage area.



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

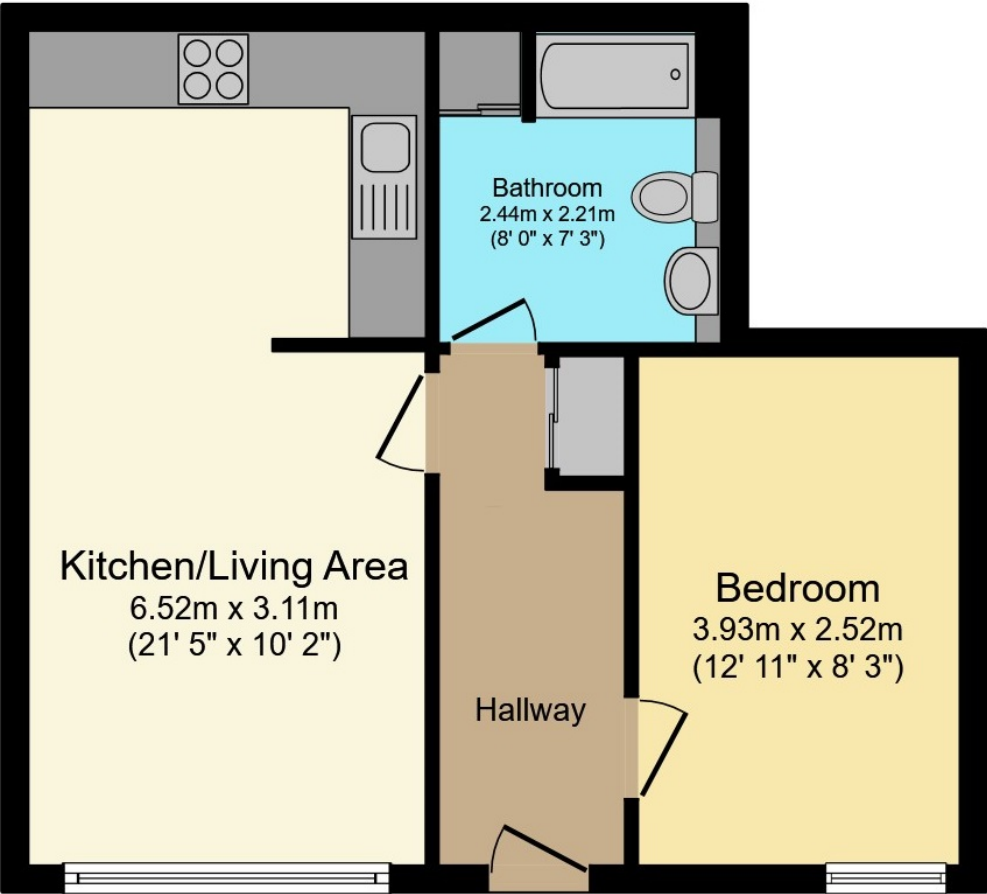
01403 272022

horshamsales@brocktaylor.co.uk

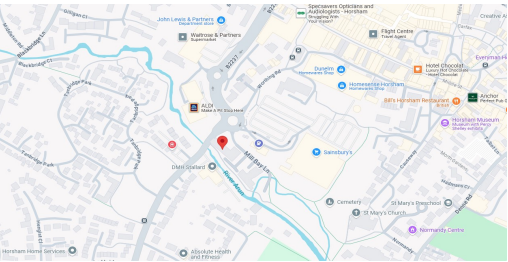
UNITED KINGDOM
PROPERTY
AWARDS

AWARD
WINNER

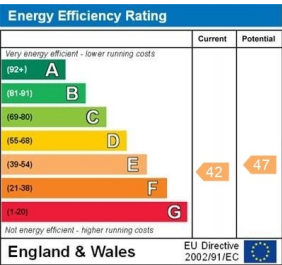
2022-2023



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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2-6 East Street, Horsham, West Sussex, RH12 1HL

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