



**Rushams Road
Horsham, RH12 2LD**

**Asking Price Of
£315,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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THE LOCATION

This well-presented flat enjoys a prime position on the sought-after west side of Horsham, set within a desirable residential road. Horsham's vibrant town centre lies within easy walking distance and offers an excellent range of amenities, including a twice-weekly market in the picturesque Carfax, a John Lewis & Waitrose store, and a host of independent shops and boutiques. The town also boasts an impressive selection of restaurants, cafés, and bars, as well as leisure attractions such as the Everyman Cinema and The Capitol Theatre, which hosts a diverse programme of live performances and events. For commuters, Horsham's mainline railway station is less than a mile away, providing direct services to London Victoria in under an hour. The nearby Horsham Park and surrounding green spaces add to the appeal, offering a perfect balance between convenience and lifestyle.

ACCOMMODATION SUMMARY

The property offers spacious accommodation, set off a generous central hallway, with a large living room, with ample space for a sofa, table and chairs, that leads to a balcony. There is a kitchen/diner equipped with an extensive range of floor and wall mounted units and laminate work surfaces, incorporating a peninsular breakfast bar. The main bedroom, benefits from fitted wardrobes and an en suite shower room, with a good-sized second bedroom, with ample space for an additional wardrobe or desk. There is also a modern white three piece suite bathroom, with the property also benefiting from gas central heating and double

glazing.

GARDENS AND PARKING

The property benefits from an area of professionally maintained communal gardens, that are mainly laid to lawn. In addition, there is also an area of parking for residents, with the property also offering a GARAGE, set in block with up & over door.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 999 Years From 1 May 1998

Service Charge: £tbc per annum

Service Charge Review Period: tbc

Ground Rent: £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-op Food
0.5 miles



Trains

Horsham – 0.7 miles
Littlehaven – 1.8 miles



Airport

Gatwick
13.8 miles



Roads

M23
6.9 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£1,400 pcm
Rental Yield – 5.3%



Schools

Trafalgar Infant
Greenway
Tanbridge House



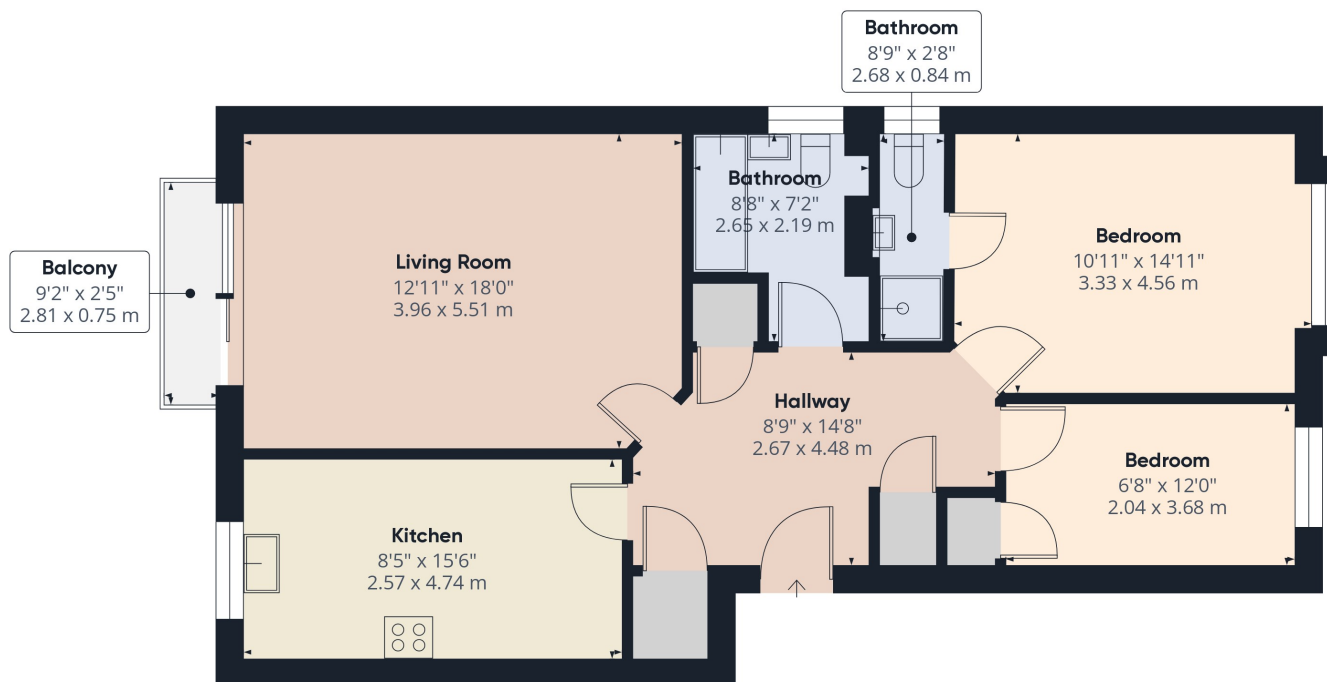
Broadband

Up to 67 Mbps

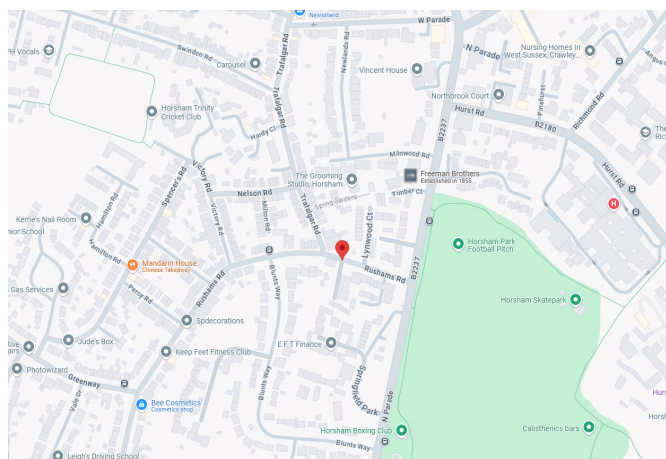


Council Tax

Band D



Map Location



Total Approximate Floor Area

tbc/tbc

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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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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.

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