



Serrin Way, Horsham RH12 5YP



THE LOCATION

The property is set within a small cul-de-sac, to the North of Horsham, that is conveniently placed within easy walking distance of Littlehaven Station, that offers a direct service to London Victoria (55 mins). The property is also in a good location, for access to Budgens convenience store on Coltsfoot Drive, with a number of bus routes within close proximity of the maisonette. In addition, Horsham town centre is a short drive away, that offers an extensive range of shopping facilities, a twice-weekly market, an Everyman Cinema, The Capitol. Theatre and a great selection of bars and restaurants. In addition, The Holbrook Club is within easy walking distance of the property, that is a Sports, Fitness and Social Facility, with a gym, and good selection of fitness classes and racquet sports.

ACCOMMODATION SUMMARY

The property offers good-sized accommodation, arranged around a central entrance hall, with a generous living room, modern fitted kitchen, double bedroom and a white bathroom suite. The property also benefits from gas central heating to radiators, double glazing, a large walk in storage cupboard - that could house a bike - further storage cupboard and full vacant possession. Externally, there is a small area of garden, partially enclosed and residents' parking.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years
Service Charge: £85.55 per month
Service Charge Review Period: Annually

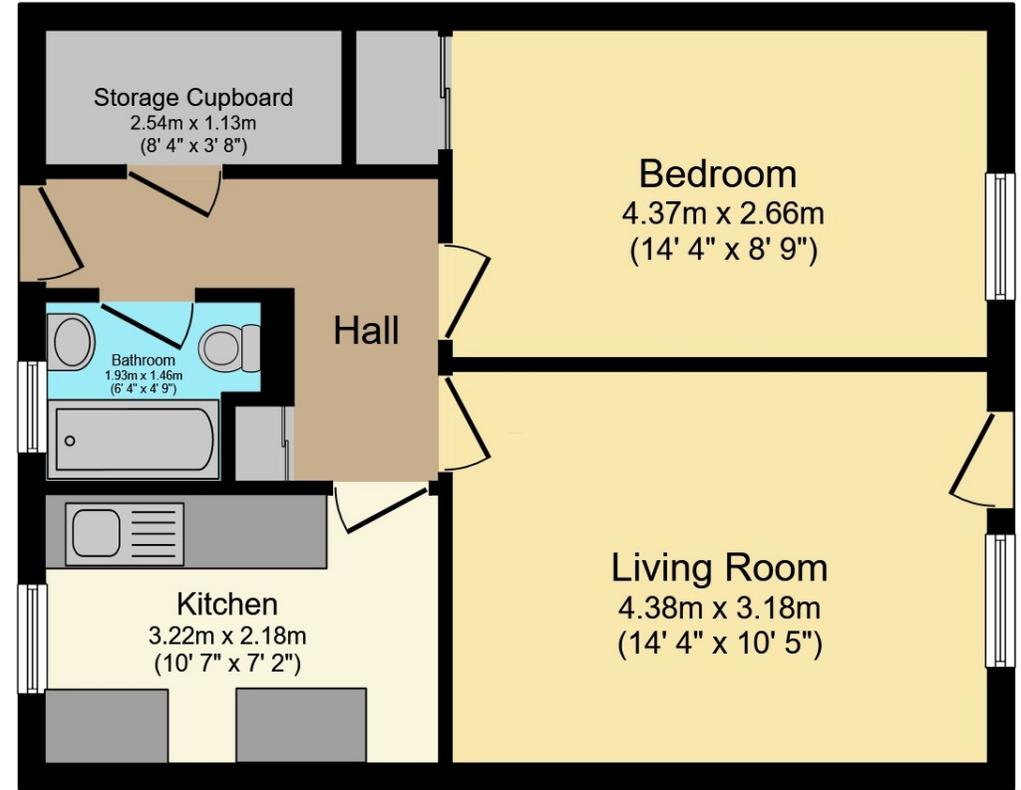
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

492 sq ft / 45.7 sq m

Viewing arrangements by
appointment through :

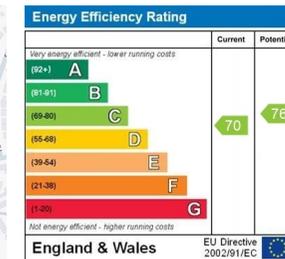
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



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
2 minute walk



Shops
Budgens
7 minute walk



Trains
Littlehaven - 0.6 miles
Horsham - 1.5 miles



Sport & Leisure
The Holbrook Club
0.5 miles



Rental Income
£1,350 pcm
Rental Yield - 10%



Schools
North Heath Primary
Bohunt



Fibre Broadband
Up to 2000 Mbps



Roads
M23
6.4 miles



Council Tax
Band B