



Holmes Park , Horsham, RH12 1FA



This well-presented one-bedroom second-floor apartment offers a superb combination of style, space, and security in one of Horsham's most central locations. Set within a modern and well-maintained development, the apartment is ideal for first-time buyers, investors, or those looking to downsize without compromise. Inside, the property features a light-filled open-plan living/kitchen area offering plenty of space for furniture. The kitchen area is modern and well-equipped, with integrated appliances and ample storage. The double bedroom is generously sized and enjoys plenty of natural light, making it an inviting space to unwind. A stylish bathroom, with quality fittings and a clean finish, completes the layout. The property also benefits from excellent storage and lift access. One of the standout features of the development is the concierge service, adding an extra layer of convenience and security. Whether you travel frequently, work from home, or simply value the ease of managed living, this is a highly desirable benefit that enhances the lifestyle on offer.

The property comes with a private, allocated parking space - a significant asset in such a central location. Set within a secure, well-kept development, residents also enjoy access to communal areas and benefit from the added security and practicality of a concierge service. The surrounding area provides everything from green open parkland to cafés and shops just steps away. With the train station and town amenities close by, this is a fantastic low-maintenance home that combines urban convenience with peace of mind and private parking.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease Term: 119 years
 Service Charge: £1,432.22 per annum
 Service Charge Review Period: January 2026
 Ground Rent: £200.00 per annum
 Ground Rent Review Period: June 2043

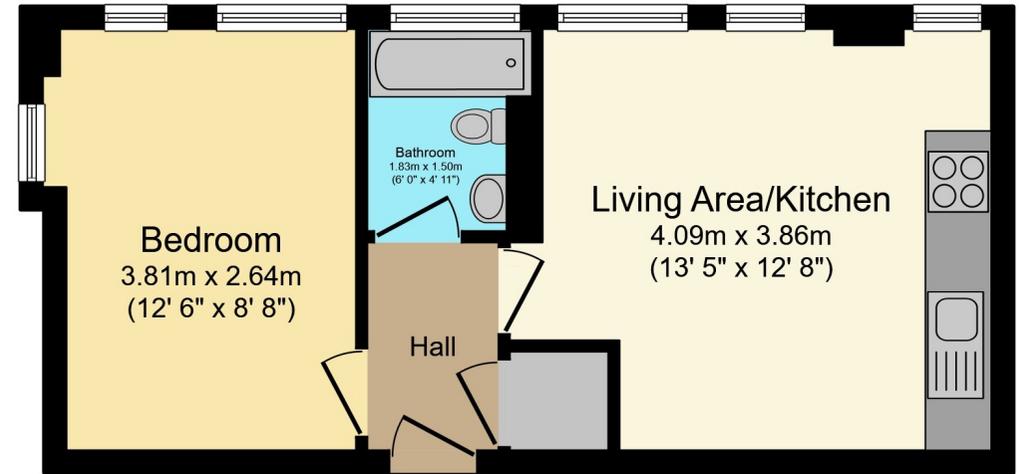
AGENTS NOTE We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating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

Total Approximate Floor Area

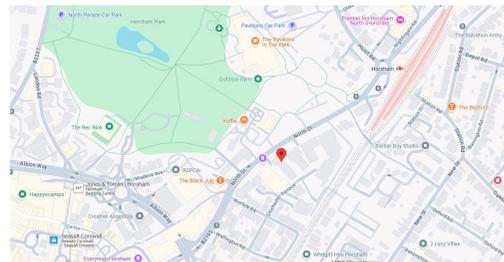
365 sq. ft. / 34 sq.m.

Viewing arrangements by appointment through :

Brock Taylor
 01403 272022
horshamsales@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(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	

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.

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

01403 272022
brocktaylor.co.uk

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

 Buses 2 minute walk	 Shops Town Centre 5 minute walk	 Trains Horsham 0.2 miles
 Sport & Leisure Pavilions in the Park 0.2 miles	 Rental Income £1,150 pcm	 Schools Millais Collyer's
 Broadband Up to 900 Mbps	 Roads M23 6 miles	 Council Tax Band B