



Sales.

Roebuck Close,
Horsham, RH13 5UL

Offers In Region Of
£260,000



Roebuck Close,
Horsham, RH13 5UL



This well-laid-out first-floor flat provides a spacious and practical home with two bedrooms, a generous living space, and good storage options. The property opens into a wide hallway with multiple storage cupboards, leading to the main living areas.

The dual-aspect living area is a fantastic size, with space for both seating and dining, and is flooded with natural light from the windows at both ends of the room. The kitchen, located just off the living area, is well-appointed, offering plenty of worktop space and cabinetry, with a window for natural ventilation.

There are two bedrooms - a spacious double and a good-sized single - making it suitable for individuals, couples or small families.

A clean and functional bathroom sits alongside a separate WC, which adds convenience and flexibility to the layout.

Overall, this property is ideal for those seeking a low-maintenance home with generous proportions in a popular part of town. It also presents a solid opportunity for investors or first-time buyers to personalise the space and make it their own.

The flat benefits from surrounding green spaces, providing a sense of openness and calm. The building is well maintained, with private entrances and secure access. allocated parking, and the cul-de-sac layout ensures low traffic and a quiet setting. The surrounding area is well-kept and residential, making it suitable for peaceful living with all the practical benefits of nearby amenities.



ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 125 Years from 19 November 2012

Service Charge: £170 per quarter

Service Charge Review Period: End of financial year

Ground Rent: £10 per annum

Ground Rent Review Period: 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.

Total Approximate Floor Area

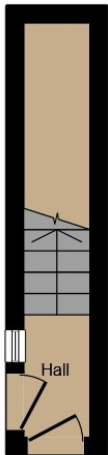
711 sq ft / 66 sq m

Viewing arrangements by appointment through :

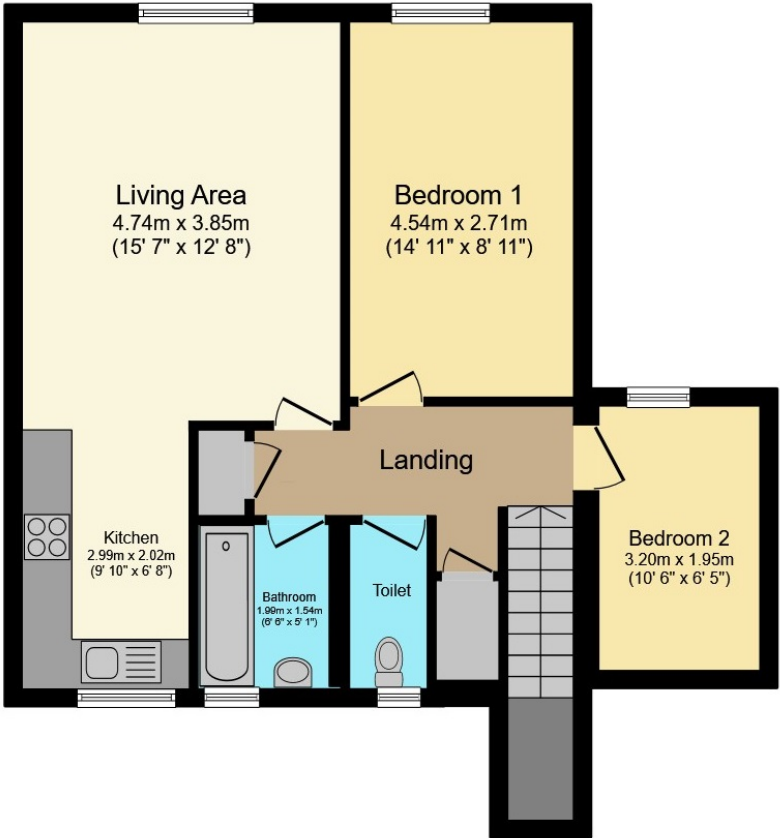
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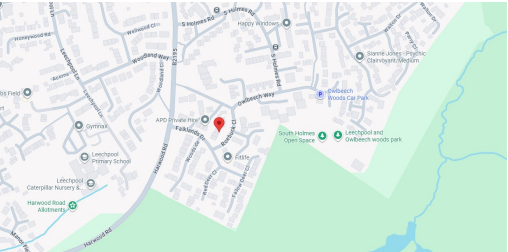
Ground Floor



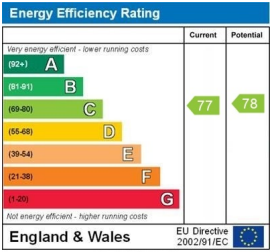
First Floor



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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Buses
1 minute walk

Shops
Sainsbury's Local
0.4 miles

Trains
Littlehaven - 1.1 miles
Horsham - 1.4 miles

Sport & Leisure
Pavilions in the Park
1.5 miles

Rental Income
£1,400 pcm
Rental Yield - 6.5%

Schools
Leechpool Primary
The Forest School

Broadband
Up to 2000 Mbps

Roads
M23
4.9 miles

Council Tax
Band B