



80 Wallis Way, Horsham, RH13 6ST



The property offers good-sized accommodation, approached through its own front door, with a ground floor entrance hall and stairs rising to the first floor accommodation. There is a large living room, facing to the front of the building with ample space for a sofa and additional chairs, with a defined dining area, suitable for a table and chairs. The separate kitchen has been refitted with a range of white gloss fronted floor and wall mounted units, with laminate work surfaces, and space for appliances. There is an inner hallway, with a double bedroom, with recessed storage and large window overlooking the garden and a modern bathroom suite with an electric shower.



ADDITIONAL INFORMATION

Tenure: Leasehold
 Lease: Criss-Cross Lease (Tyneside Lease)
 Lease Term: 125 Years from 1 January 1982
 NB: The Lease is in the process of being extended to 199 or 999 Years

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

562 sq ft / 52 sq m

Viewing arrangements by appointment through :

Brock Taylor
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Although the property is a first floor maisonette it does also include a generous enclosed area of garden that is laid to lawn, with a storage shed and a mature Conifer, that is enclosed by fencing with gated side access. The property also offers an area of off street parking to the side of the property.



Buses
1 minute walk



Shops
Co-op Food
7 minute walk



Trains
Horsham – 1.3 miles
Littlehaven – 1.4 miles



Sport & Leisure
Pavilions in the Park
1.4 miles



Rental Income
£1,150 pcm
Rental Yield – 7%



Schools
Leechpool Primary
The Forest School



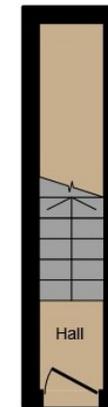
Broadband
Up to 136 Mbps



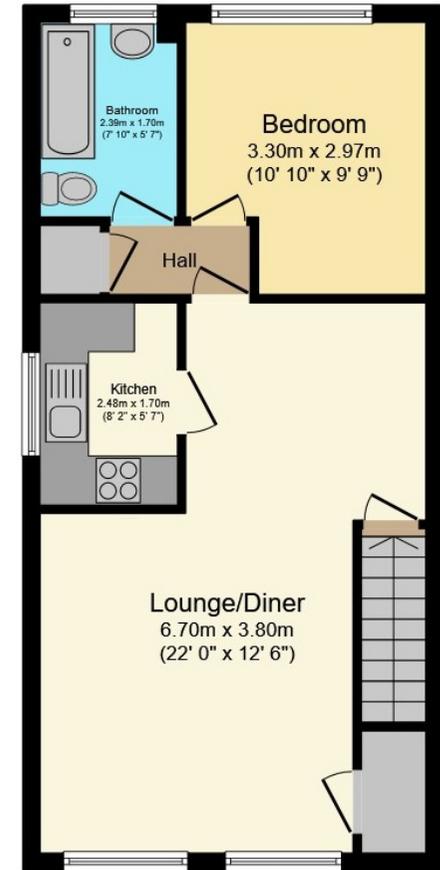
Roads
M23
5.3 miles



Council Tax
Band B



Ground Floor



First Floor

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		79
(39-54)	E	64	
(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.

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