

West Street, Horsham, West Sussex, RH12 1PB

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£300,000







Perfectly positioned in the very heart of Horsham's historic and thriving town centre, this superb two bedroom split-level apartment combines generous proportions, stylish contemporary interiors and an incredibly convenient location. Finished to a high standard throughout and offering an impressive amount of space, this is a home with broad appeal, whether you are a first-time buyer, professional commuter, downsizer or investor.

One of the real highlights is undoubtedly the location. Step outside and everything Horsham has to offer is within easy reach, with an excellent choice of restaurants, cocktail bars, traditional pubs and cafés alongside an extensive range of shops and major retailers, including Waitrose and John Lewis. Horsham's mainline railway station is also within walking distance, providing direct services into London in under an hour, while Gatwick Airport, Crawley and Brighton are all readily accessible for those commuting further afield.

Inside, the apartment immediately impresses with its sense of space and light. High ceilings and large windows create a wonderfully bright and airy feel, while the clever split-level layout provides a genuine distinction between the living and sleeping accommodation.

Accessed via a video door entry system, covered external stairs lead to a first-floor communal entrance shared by just two private dwellings. Once inside the apartment, a generous entrance hall sets the tone, providing a large understairs storage cupboard together with a stylish guest cloakroom, all presented in attractive contemporary neutral décor.

The main living area is a fantastic open-plan space and forms the social heart of the home. Two large windows flood the room with natural light, complemented by the impressive high ceilings and attractive detailing including decorative window casements, coving and skirting. There is ample room to create defined living and dining areas, with further space for a desk or dedicated home-working set-up if required.

Flowing seamlessly from the living area is the well-designed kitchen, fitted with an excellent range of gloss white wall and base units topped with contrasting composite stone work surfaces. Integrated appliances include a dishwasher, oven, hob and fridge/freezer, while a freestanding Bosch washer/dryer provides additional practicality.

A turned staircase rises from the hallway to the upper level, where the bedroom accommodation enjoys a little more privacy away from the main living space. The principal bedroom is a generous double, while the second is a particularly good-sized single bedroom and benefits from an additional storage cupboard positioned over the stairs. A well-appointed family bathroom completes the internal accommodation.

Outside, another valuable advantage for such a central location is the property's allocated parking space, while residents also have access to shared bicycle and bin storage. Combining spacious and stylish accommodation with the convenience of town-centre living, this impressive apartment offers an excellent opportunity to enjoy Horsham quite literally on your doorstep.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

SHARED COMMUNAL ENTRANCE

STAIRS TO:

COMMUNAL LANDING

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM 6'4" x 4'4" (1.93m x 1.32m)

LIVING/DINING ROOM 13'1" x 17'6" (3.99m x 5.33m)

KITCHEN 7'9" x 7'10" (2.36m x 2.39m)

STAIRS TO:

LANDING

BEDROOM ONE 12'0" x 10'4" (3.66m x 3.15m)

BEDROOM TWO 12'8" x 8'3" (3.86m x 2.51m)

BATHROOM 6'4" x 5'10" (1.93m x 1.78m)

OUTSIDE

ONE ALLOCATED PARKING SPACE

SHARED BICYCLE & BIN STORE

OUTGOINGS

LEASE TERM: 01-12-2023 TO 30-11-2173

LEASE LENGTH: 147 YEARS

SERVICE CHARGE: SEE NOTE OVERLEAF

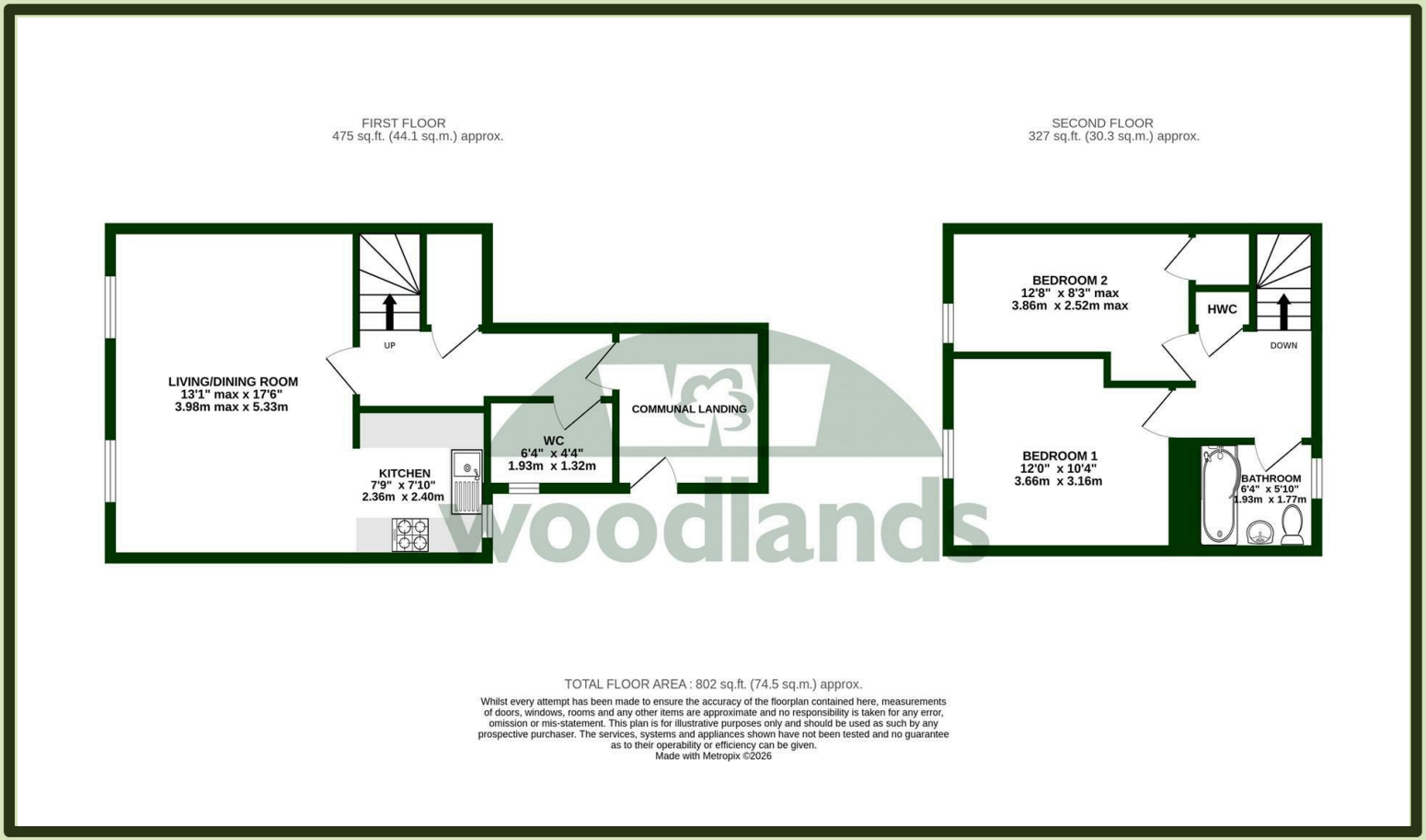
GROUND RENT: PEPPERCORN

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SERVICE CHARGE: The sellers advise us that no set service charge is currently demanded. The current leaseholders of the building pay collectively for buildings insurance (30% share of this is payable by flat 2. This year's charge was £241.72). The owner of flat 2 is responsible for 60% of the costs to maintain and repair the common parts of the flats, and 30% of the costs for maintenance and repair of the building. Decoration of communal parts of the flats is expected every 5 years minimum. Further lease details are available upon request.

LOCATION: The property is located in the centre of town. The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. The property also falls within the school catchment for Millais Girls and Forest Secondary schools, and is equally close to the former Collyer's grammar school, now a large sixth-form college. Despite the central location, it is just a short walk from Chesworth farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From our office, proceed down Blackhorse Way heading towards the bus station. Proceed over the zebra crossing where the entrance can be found on the right hand side.

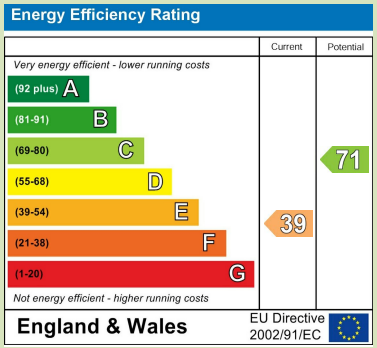
COUNCIL TAX: Band C.

EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents 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 are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.



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