

Manor Fields, Horsham, West Sussex, RH13 6SB

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Offers In Excess Of £200,000







A fantastic opportunity to acquire a well presented two bedroom ground floor apartment, brought to the market with no onward chain and ideally positioned within this popular residential development and offering an excellent combination of space, convenience and connectivity.

The apartment is presented in neutral décor throughout and offers a practical layout, while also providing the new owner with plenty of scope to introduce their own style and make the property their own. At the heart of the home is a spacious living and dining room, providing a comfortable setting for both relaxing and entertaining.

Both bedrooms are well proportioned, with the principal bedroom enjoying the added benefit of a generous walk-in dressing area, offering excellent storage. The second bedroom features a useful fitted cupboard and provides flexibility for a guest room, child's bedroom or home office.

Outside, the property enjoys a pleasant aspect and comes with its own allocated parking space, together with additional visitor parking. The development itself is well maintained and enjoys a peaceful residential setting, whilst remaining within easy reach of the many amenities and facilities Horsham has to offer.

Location is a real highlight, with both Littlehaven and Horsham main line railway stations within walking distance, making this an especially appealing choice for commuters. There are also several nearby bus services providing convenient connections into Horsham town centre, Crawley and Gatwick Airport. Local schools and everyday amenities are also close at hand.

The property is offered with a share of the freehold, adding further appeal, and represents an exciting opportunity for first time buyers, professionals or anyone looking for a well connected home in a sought-after part of Horsham. With its generous living accommodation, excellent transport links, allocated parking and potential to personalise, this is a property that deserves to be viewed.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COMMUNAL ENTRANCE

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 18'2" x 10'6" (5.54m x 3.20m)

KITCHEN 8'2" x 7'7" (2.49m x 2.31m)

BEDROOM ONE 11'1" x 8'5" (3.38m x 2.57m)

DRESSING AREA 6'2" x 4'10" (1.88m x 1.47m)

BEDROOM TWO 11'1" x 5'9" (3.38m x 1.75m)

BATHROOM 6'9" x 7'10" (2.06m x 2.39m)

OUTSIDE

ALLOCATED PARKING SPACE

ADDITIONAL VISITOR PARKING

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 84 YEARS

SERVICE CHARGE: £1,687.10 PER ANNUM

GROUND RENT: PEPPERCORN

NO ONWARD CHAIN

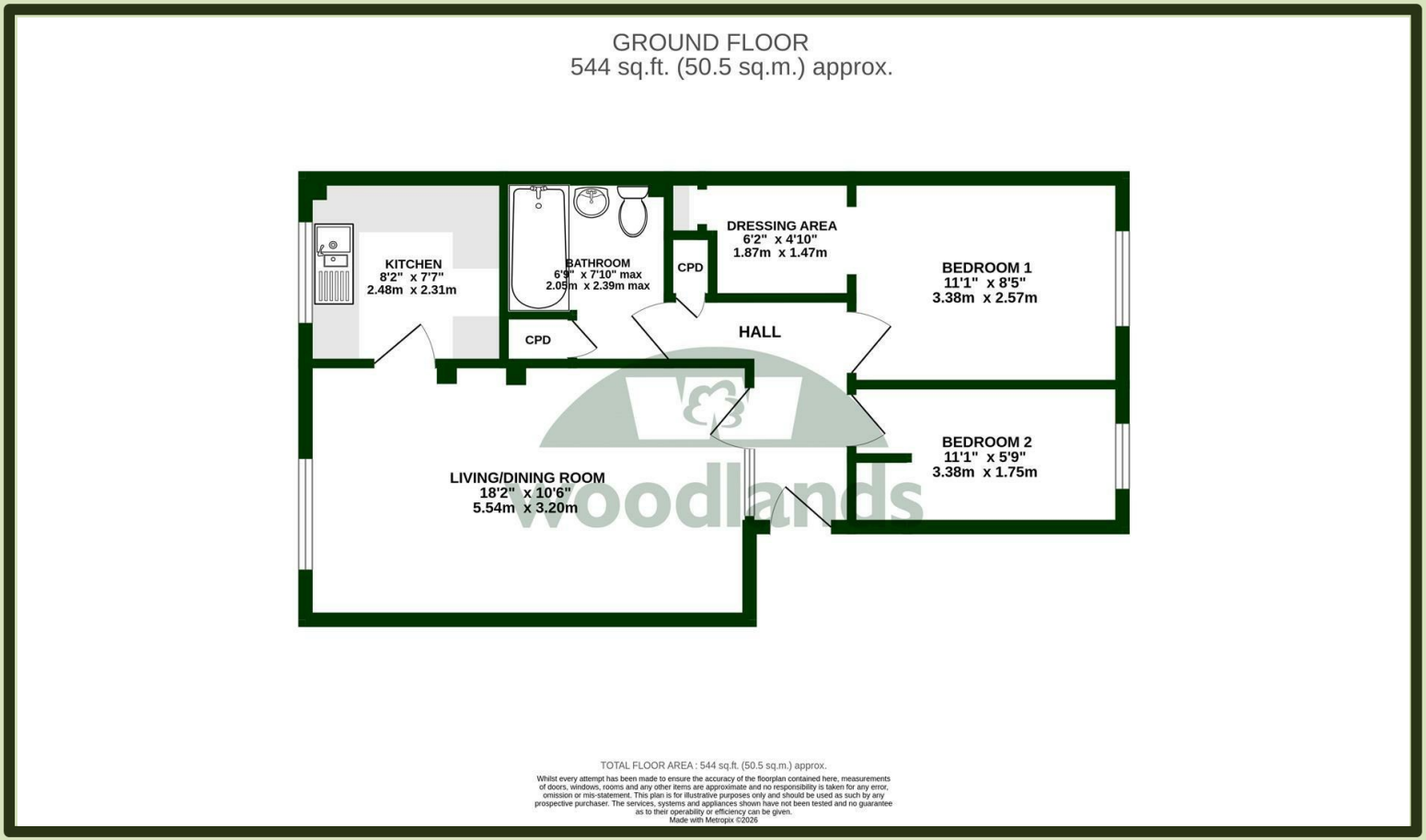
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www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre follow the road to Crawley over the railway bridge. At the roundabout take the third exit into Harwood Road. Continue along and take the third exit into Harwood Road. Take the first turning on the left into Manor Fields.

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.

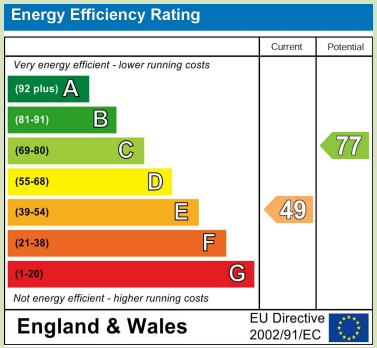
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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

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Tel: 01403 270270



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