



South Holmes Road, Horsham, RH13 6HR

 1  2  1

The front door opens into the Hall, which has stairs rising to the First Floor, where you will find the bright, double aspect 15'1" x 9'10" Kitchen Diner, which is fitted with a range of floor and wall mounted units. Stairs then rise to the Second Floor, where you will find the the 15ft Living Room, which is a great space to relax at the end of a long day. Completing the accommodation is the Family Bathroom and two generous Bedrooms.

The property is set back from the road at the end of a small cul de sac and has residents parking to the front.

ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 135 Years From 1 January 1981
Lease Term Remaining: 92 Years
Service Charge: £95 per month
No Ground Rent

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.

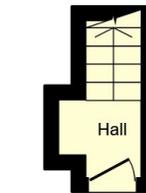


Total Approximate Floor Area

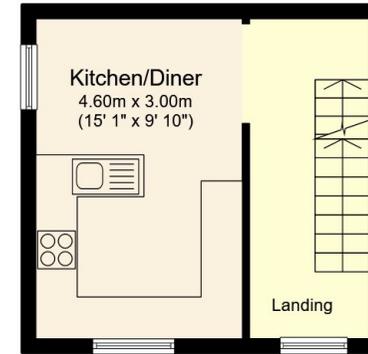
770 sq ft / 72 sq m

Viewing arrangements by
appointment through :

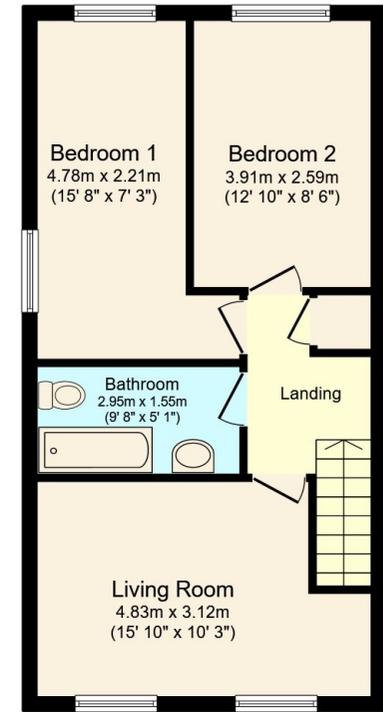
Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk



Ground Floor

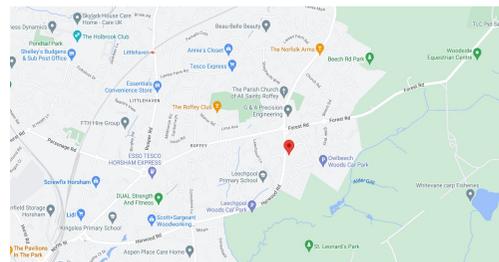


First Floor



Second Floor

Map Location



EPC Rating

Energy Efficiency Rating	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-25)		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		
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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2-6 East Street, Horsham, West Sussex, RH12 1HL



Buses
1 minute walk



Shops
Fitzalan Road
0.5 miles



Trains
Horsham – 1.4 miles
Littlehaven – 1.1 miles



Sport & Leisure
Pavilions in the Park
1.5 miles



Rental Income
£1,050 pcm
Rental Yield – 6%



Schools
Leechpool Primary
Forest & Millais



Broadband
Up to 145 Mbps



Roads
M23
5.3 miles



Council Tax
Band B