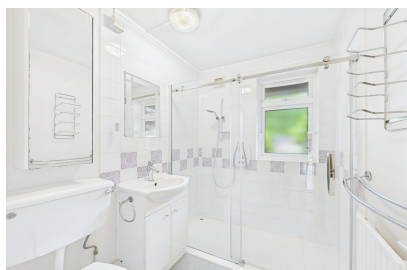




# Sales.

Siskin Close,  
Horsham, RH12 5YR

Offers In Excess Of  
£150,000





Siskin Close,  
Horsham, RH12 5YR



ACCOMMODATION SUMMARY

This spacious ground floor maisonette has well planned accommodation arranged around a central hallway, that offers a generous living room, with a full height window looking out onto small green, with an enclosed area of garden. This is flanked by a generous double bedroom, with a modern fitted kitchen, white bathroom suite and an additional walk-in storage room. The property would benefit from general decoration and updating, and also offers both gas central heating and double glazing. Externally, there is an area of garden set to the rear of the property that is enclosed by low level picket fencing. In addition, there are a number of residents' parking bays set within close proximity of the property.

THE LOCATION

The property is set in a popular residential setting, within easy walking distance of Littlehaven main line station, with its direct service to London Victoria (55 mins). The property is also conveniently positioned within a short walk of Coltsfoot Drive, that offers a range of local shops, that include a Budgens Supermarket and chemist. Horsham's thriving town centre, with an extensive range of shopping facilities, is either a short drive, or bus ride from the maisonette and boasts an extensive selection of major High Street brands including John Lewis, a twice-weekly market and good selection of independent retailers too. The town also offers a good range of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre.



ADDITIONAL INFORMATION

Tenure: Leasehold  
Lease Term: 125 Years  
Service Charge: £170.61 per month  
Service Charge Review Period: Annually

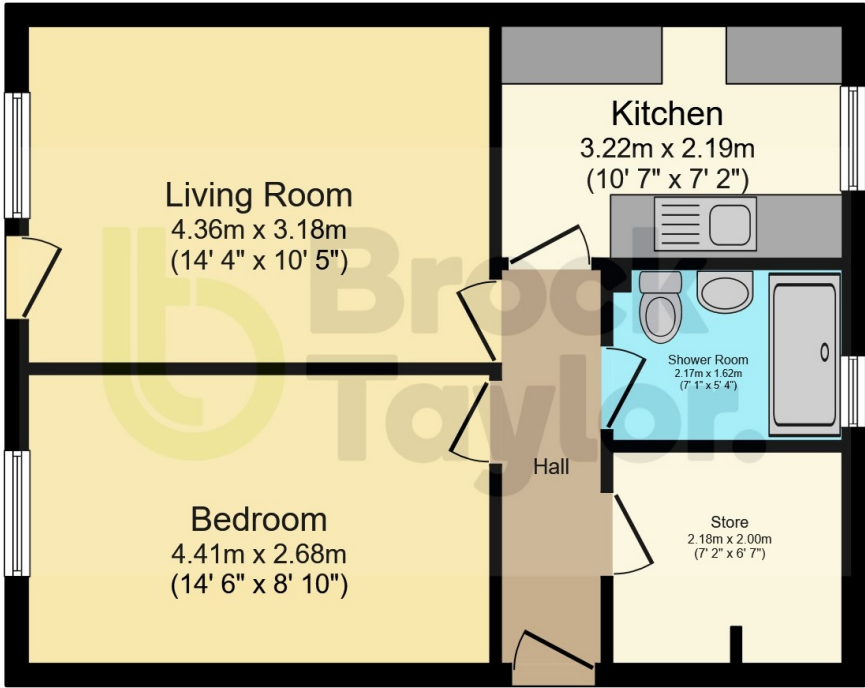
**AGENTS NOTE:** We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Total Approximate Floor Area

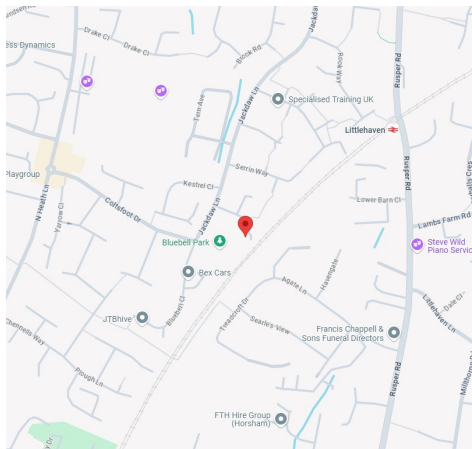
480 sq ft / 44.5 sq m

Viewing arrangements by  
appointment through :

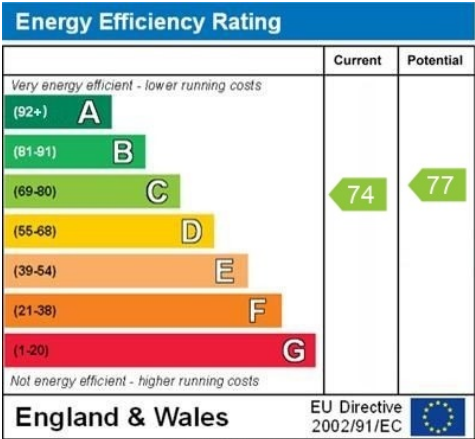
Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



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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2-6 East Street, Horsham, West Sussex, RH12 1HL

**Buses**  
2 minute walk

**Shops**  
Budgens  
6 minute walk

**Trains**  
Littlehaven – 0.6 miles  
Horsham – 1.4 miles

**Sport & Leisure**  
The Holbrook Club  
0.4 miles

**Rental Income**  
Etbcm pcm

**Schools**  
North Heath Primary  
Bohunt

**Fibre Broadband**  
Up to 2000 Mbps

**Roads**  
M23  
6.5 miles

**Council Tax**  
Band B