



**Guildford Road  
Horsham, RH12 1LZ**

**£260,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

**Residential sales, lettings,  
land and new homes.**

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Horsham, RH12 1LZ**



#### LOCATION

This sought after retirement development is ideally located within approximately 1 mile of Horsham's thriving town centre, with its wide selection of restaurants, cafes and shops, including a John Lewis and a large Waitrose store. The property is set near a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away. It is also less than half a mile from a large Co-Op convenience store, with doctors and dentists also close at hand.

#### PROPERTY

Once inside the communal hall, you will find a large stairwell up to the top floor as well as a lift for convenience when bringing in shopping and groceries. The large entrance hall has doors opening to all rooms, including the modern kitchen, which has space for a range of appliances such as a freestanding fridge freezer and washing machine and plenty of work surface space and storage. The 16'1 x 10'0 double aspect living room is a particular feature of the property, with large windows, flooding the room with natural light. Due to the size of this room, there is plenty of space for a dining table and sofas, making it ideal for entertaining along with an attractive electric fireplace. The property boasts a modern main bathroom and two generous bedrooms both with plenty of storage space. The main bedroom benefits from an ensuite with a large walk in shower.

There are pull cords throughout the property.

#### OUTSIDE

The communal gardens are professionally maintained with a central green, pleasant seating areas and mature hedges and shrubs. The property also offers an on-site manager and a generous parking area that provides ample parking for both residents and visitors.

#### ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 159 Years from 23 June 1987

Service Charge: £3,874.13 per annum (2025/26)

Ground Rent: £250.00 per annum

Ground Rent Review Period: tbc

#### 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.





**Buses**

2 minute walk



**Shops**

Co-op- 0.2 miles  
Town Centre – 0.8 miles



**Trains**

Horsham – 1.1 miles  
Littlehaven – 2.3 miles



**Airport**

Gatwick  
16.3 miles



**Roads**

M23  
7.3 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,450 pcm



**Schools**

N/A



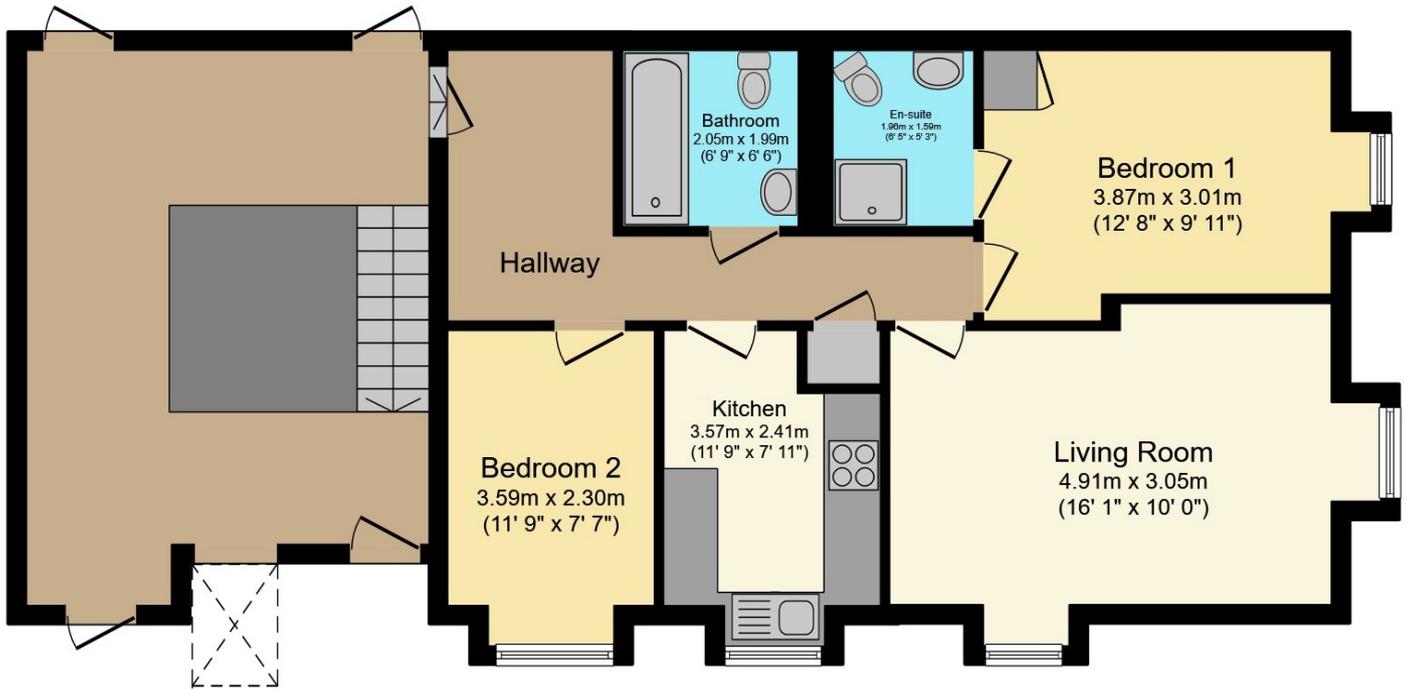
**Broadband**

Up to 330 Mbps

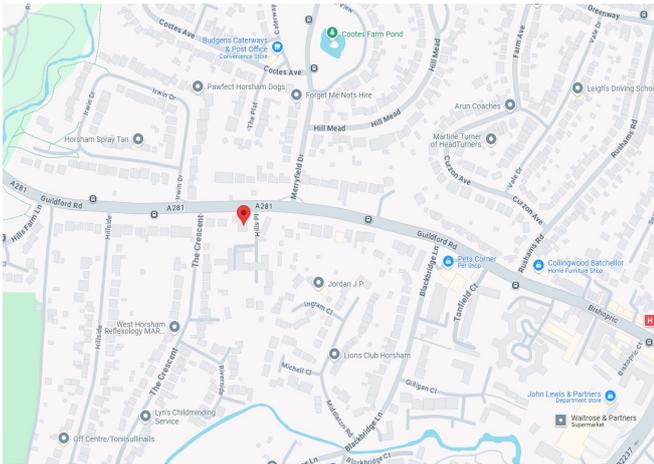


**Council Tax**

Band D



### Map Location



Total Approximate Floor Area  
**968 sq ft / 90 sq m**

### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by  
 appointment through Brock Taylor

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[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



**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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