



**Linden House,
Horsham, RH12 1QB**

**Asking Price Of
£350,000**

**01403 272022
brocktaylor.co.uk**

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

Linden House, Horsham, RH12 1QB



LOCATION

Linden House embodies the true meaning of a central location, with access to the property just off the historic Carfax in the heart of Horsham town centre. This stunning apartment is quite literally a stone's throw away from the many fashionable bars and restaurants as well as the wide range of shopping in the town. The Carfax retains much of the quirky charm often associated with market towns, yet is only a 5 minute walk away from Horsham mainline station which offers direct links to London and Brighton (via Three Bridges). Also within a short walk of this modern apartment is Horsham Park and Pavilions Leisure Centre.

PROPERTY

This stunning three double bedroom executive apartment is in great decorative order and is tastefully presented. As you enter the large entrance hall you will find some communal seating areas as well as lifts to all floors. This apartment is located on the first floor. The property itself is spacious, light and airy and there is a hallway that gives access to all rooms. There are three generous bedrooms with the principal bedroom having its own ensuite shower room with double walk-in shower, modern white suite, a large mirror and heated towel rail. The main family bathroom has the same contemporary feel and has fully tiled walls. The main living area has dual aspect windows that fill the room with natural light and there is plenty of room for sofas and your dining room table. The kitchen is modern with a wide range of eye and base level units and integrated appliances. The fridge freezer was replaced in 2020, the

sink was upgraded in 2023 and the dishwasher will be replaced for the new buyer. The property comes with electric under floor heating to all rooms with separate controls in each room.

OUTSIDE

The development offers several communal areas for the residents to use. There is a landscaped communal garden to the front of the apartment complex, with plants and benches spread out so you can enjoy the sunshine with your friends and family. The apartment comes with secure underground parking, one allocated parking space and a communal secure bicycle store.

ADDITIONAL INFORMATION

Tenure: Leasehold

Full Lease Term: 125 Years from January 2015

Ground Rent: £375 per annum

Service Charge: £3,600 per annum

Managing Company: D&GBM

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

4 minute walk



Shops

Town Centre
2 minute walk



Trains

Horsham – 0.3 miles
Littlehaven – 1.5 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
0.4 miles



Rental Income

£1,600 pcm
5.5% yield



Schools

Trafalgar Community
Infant School
Greenway Academy
Millais
The Forest School



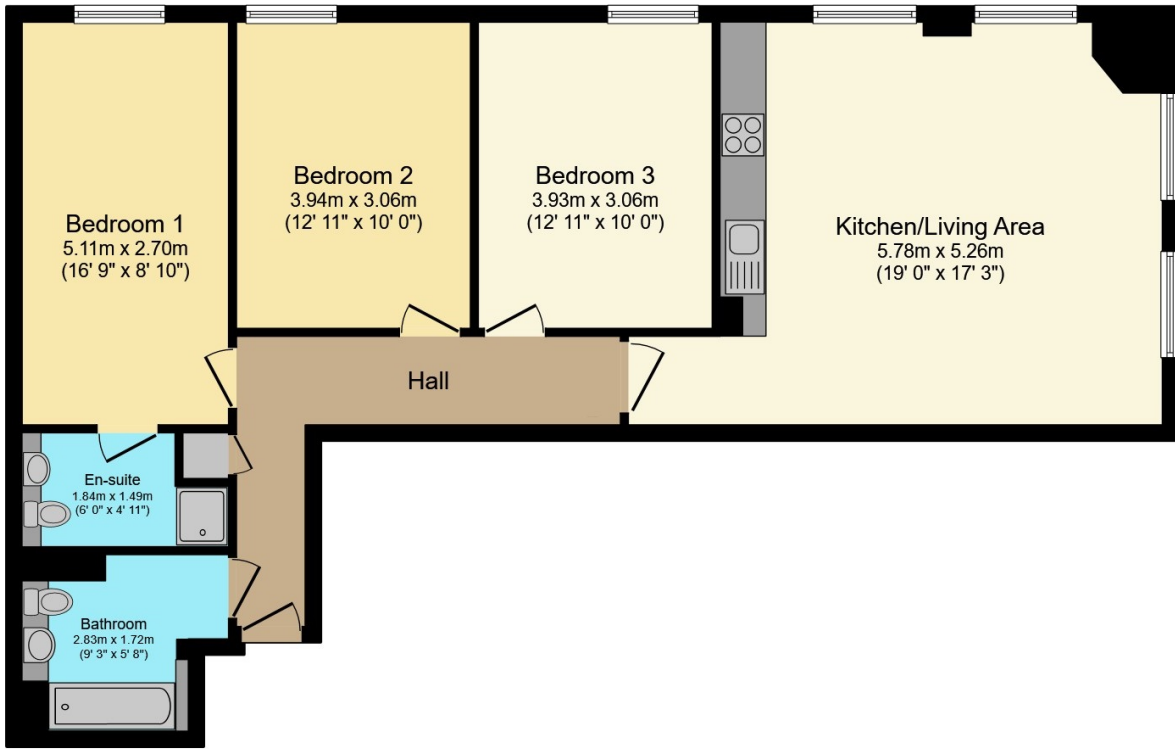
Broadband

Up to 67 Mbps



Council Tax

Band D



Map Location



Total Approximate Floor Area
981 sq ft / 91 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

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

