



# Sales.

Holmes Park,  
Horsham RH12 1FA

£180,000



## Holmes Park, Horsham RH12 1FA



**LOCATION** Holmes Park embodies the true meaning of a central location. A stone's throw away is Horsham town centre, 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is a two minute stroll away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.



**PROPERTY** The apartment itself is unique in its layout for a studio as the sleeping area is separated by a wall to keep your living space separate and provides you with a feeling of privacy. On entry you are met with the open



**Buses**  
mins walk



**Shops**



**Trains**  
Horsham -  
Littlehaven -



**Sport & Leisure**  
Pavilions in the Park  
miles



**Rental Income**  
£ pcm



**Schools**



**Broadband**  
Up to Mbps



**Roads**  
M23  
miles



**Council Tax**  
Band

Total Approximate Floor Area

/

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272022  
horshamsales@brocktaylor.co.uk



**Floor Plan**  
Floor area 31.7 sq.m. (342 sq.ft.)

Total floor area: 31.7 sq.m. (342 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Map Location

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		
(69-80)		
C		

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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