



Stans Way, Horsham, RH12 1HU



The front door of this well-presented two-bedroom apartment opens into a practical entrance hallway, ideal for removing coats and shoes before ascending to the first-floor landing, which provides access to all rooms.

The spacious living/dining room measures an impressive 14'3" x 17'3" and features a large Juliet balcony that floods the space with natural light. During the summer months, sunshine streams in, creating a bright and welcoming atmosphere. There is ample space for comfortable seating as well as a dining table, and an open doorway leads through to the kitchen. The kitchen is well-designed and sociable, offering generous storage with both floor and wall-mounted units, along with space for all essential appliances. The property further benefits from a family bathroom complete with a shower over the bath, and two generous double bedrooms. This versatile layout makes the apartment ideal for a growing family, a professional couple, or anyone working from home.

The property is ideally situated in the heart of the town centre, just off East Street, offering a tucked-away position that provides great convenience. Unlike many other town-centre properties, it also benefits from access to a small communal garden — a rare and welcome addition in such a central location.



ADDITIONAL INFORMATION

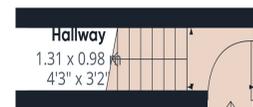
Tenure: Leasehold
 Lease Term: 99 Years from 1 March 2001
 Shared Ownership Rent: £220.40 per month
 Service Charge (inc buildings insurance):
 £170.16 per annum (from 1st April 2026)
 Service Charge Review Period: tbc
 Ground Rent: £tbc per annum
 Ground Rent Review Period: tbc

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.

Viewing arrangements by appointment through:

Brock Taylor
 01403 272022
horshamsales@broctaylor.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 58 m²
 624 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

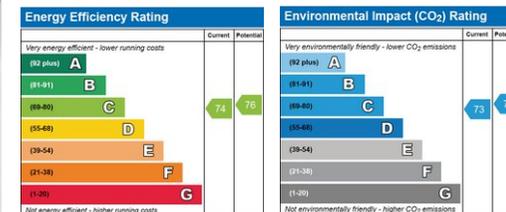
GIRAFFE360



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
Town Centre Location



Trains
Horsham
10 minute walk



Sport & Leisures
Pavilions in the Park
10 minute walk



Rental Income
n/a



Schools
St Mary's Cof E Primary
The Forest School



Fibre Broadband
Up to 1600 Mbps



Roads
M23
6.6 miles



Council Tax
Band B