



Sales.

Lane House, Station Road,
Horsham, RH13 5RB

Asking Price
£200,000



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Occupying the top floor of this well-maintained development, this beautifully presented one-bedroom apartment has been stylishly updated by the current owners to create a contemporary home ready to move straight into. The accommodation is bright and well proportioned throughout, with a welcoming entrance hall leading to all principal rooms. The impressive dual-aspect living/dining room provides an excellent space for both relaxing and entertaining, whilst also offering ample room for a dining table and a dedicated home working area. Large windows flood the room with natural light, creating a wonderfully airy feel. The modern kitchen has been thoughtfully designed with sleek matt grey cabinetry, wood-effect worktops, integrated cooking appliances and generous cupboard and preparation space, making it as practical as it is attractive. The spacious double bedroom enjoys a striking feature wall and comfortably accommodates a king-size bed alongside additional bedroom furniture. Completing the accommodation is the beautifully refitted bathroom, finished with contemporary tiling, a modern vanity unit and a shower over the bath. Finished to an excellent standard throughout with tasteful décor and quality fittings, this apartment represents an ideal purchase for first-time buyers, downsizers or investors looking for a property requiring little or no immediate work.

The property benefits from an allocated parking space, providing valuable off-road parking in this central Horsham location. Residents also enjoy access to well-maintained communal gardens, offering attractive lawned areas, mature trees and a pergola seating area, ideal for enjoying warmer days or simply relaxing outdoors. In addition, the apartment benefits from a private external storage cupboard, perfect for bicycles, suitcases or seasonal items. Combining excellent outside space, practical storage and allocated parking with its exceptional town centre position, this apartment offers an enviable balance of convenience and lifestyle that is rarely found so close to Horsham station.

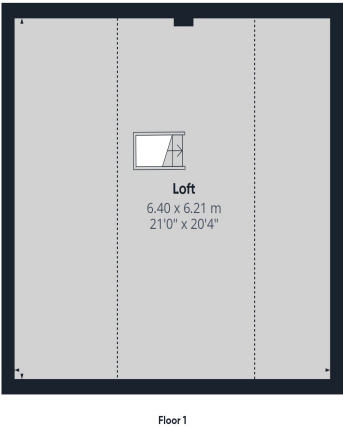
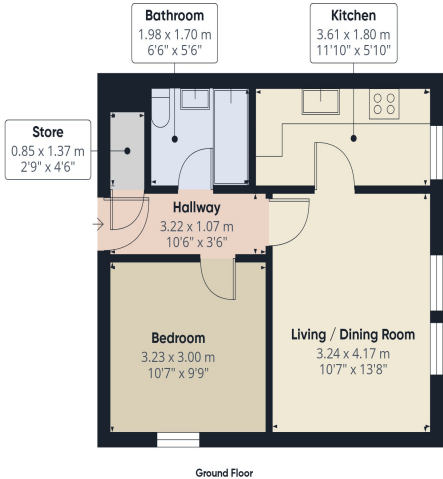


ADDITIONAL INFORMATION
Tenure: Leasehold (share of freehold)
Lease Term: 999 Years from 24 June 1980
Service Charge: £1,352 per annum split - paid bi-annually
Service Charge Review Period: Every 1st January
Ground Rent: £0 per annum
Ground Rent Review Period: N/A

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@brocktaylor.co.uk



Approximate total area*
77.4 m²
834 ft²
Reduced headroom
21.8 m²
235 ft²

(1) Excluding balconies and terraces

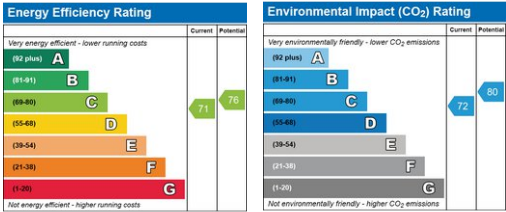
Reduced headroom
Below 1.5 m/5 ft

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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Buses
6 minute walk

Shops
One Stop
1 minute walk

Trains
Horsham
2 minute walk

Sport & Leisures
Pavilions in the Park
10 minute walk

Rental Income
£1,200 pcm

Schools
Kingslea Primary
Millais/The Forest School

Fibre Broadband
Up to 5000 Mbps

Roads
M23
6.1 miles

Council Tax
Band B