



**Mill Bay Lane, Horsham,
West Sussex,
RH12 1ST**

**Asking Price
£310,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION -

A stunning two bedroom apartment designed by award winning architect Takero Shimazaki. Their vision has transformed this iconic Victorian landmark mill into 59 inspirational apartments in a riverside setting just moments from the town centre. With residents parking and specifications that exceed expectations, this is your opportunity to own a dynamic modern home in an outstanding location. Prewetts Mill is a contemporary conversion of a historic landmark part-dating from 1861, nestled into green space by the River Arun but easily accessible from the B2237 and within few minute's walk of Horsham town centre. Communal spaces are finished to an exceptional standard, and residents enjoy private allocated parking, while Horsham train station is just 15 minutes' walk with direct links into London Victoria, making it ideal for commuters.

PROPERTY

The front door opens into a spacious entrance hall, accessed via the beautifully maintained communal hallway of the apartment building. From the hall you will find a convenient storage cupboard to the right, doors then lead to all ground-floor rooms, including a handy downstairs WC including cupboard space with plumbing and space for a washing machine. This bright and inviting space is a stand out feature of the home, with large patio doors opening onto the private south-facing balcony, flooding the room with natural light. There is ample space for both a comfortable seating area and a dining table, while the contemporary kitchen is fitted with a stylish range of floor and wall-mounted units, cleverly concealing a number of integrated appliances.

Upstairs on the first floor, Bedroom One is generously proportioned and again filled with natural light, further enhanced by large built-in wardrobes. The family bathroom is also located on this floor and is finished to a modern standard, featuring a spacious walk-in shower. In addition, there is a substantial storage area hidden under the stairs to bedroom 2, ideal for use as a loft-style storage space, offering excellent capacity despite restricted head height. On the second floor, you will find Bedroom Two, another well-sized double room with plenty of space for a desk and dressing table, or alternatively additional wardrobe storage.

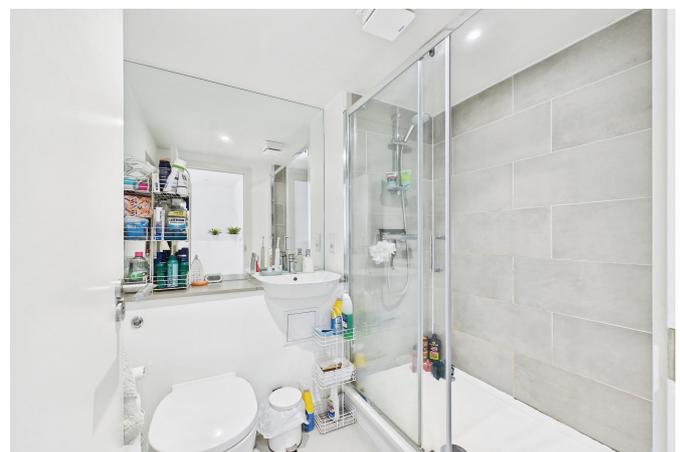
The apartment benefits from an allocated parking space within the residents only parking area, located beneath the apartment block, and a secure internal bike storage area.

ADDITIONAL INFORMATION:

Tenure: Leasehold
Lease Term: 126 Years from & including 1 January 2018
Service Charge: £2,026 per annum
Service Charge Review Period: Annually
Ground Rent: £290 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

3 mins walk



Shops

1 min walk



Trains

Horsham
1 mile



Airport

Gatwick
15.3 miles



Roads

M23
11.6 miles



Sport & Leisures

Pavilions in the Park
1.2 miles



Rental Income

£1500 pcm



Schools

St Mary's Primary
Tanbridge House School



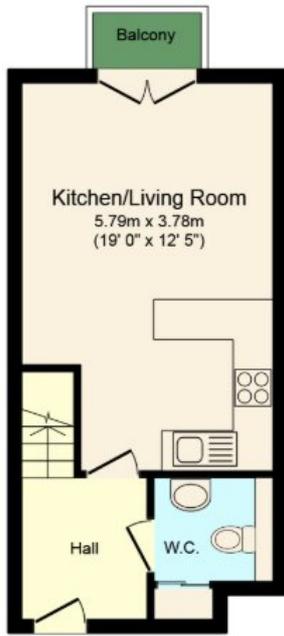
Fibre Broadband

Up to 100 Mbps

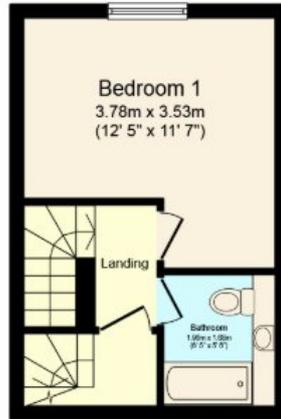


Council Tax

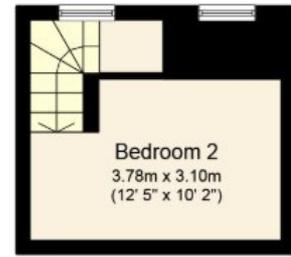
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Ground Floor
Floor area 29.8 sq. m. (321 sq. ft.) approx



First Floor
Floor area 21.9 sq. m. (236 sq. ft.) approx



Second Floor
Floor area 12.5 sq. m. (135 sq. ft.) approx

Total floor area 64.2 sq. m. (691 sq. ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Map Location



Total Approximate Floor Area
691 sq ft/64.2 sq m

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

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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 no 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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