



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

£240,000

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

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Horsham, RH12 1QB**



LOCATION - Linden House 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, which has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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 five 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 - You enter the development via double doors, with a video entry system, into an impressive communal Entrance Hall, which has further doors leading to the central atrium, lifts and stairs to all floors. The central atrium with glass ceiling is a stunning centre piece for this newly converted building, creating a central meeting point for the residents. This generous apartment is located on the second floor with the front door opening to the Hall, which has doors to all rooms and the airing cupboard. Something immediately apparent is the attention to detail and quality of finish from the developer. The stylish Bathroom is fitted with an attractive three-piece suite, which has a shower above the bath, and is located next to the large Double Bedroom which has plenty of space for wardrobes. The bright, Living/Kitchen Area is a particular feature of this spacious apartment, measuring 21'5 x 15'8. The Kitchen area boasts a range of integrated appliances and provides a generous worktop area. The property also benefits from underfloor heating throughout.

OUTSIDE - The development offers a number of communal areas for the residents to use. The development comes with secure, gated underground parking, with this property coming with one allocated parking space and a communal secure bicycle store.

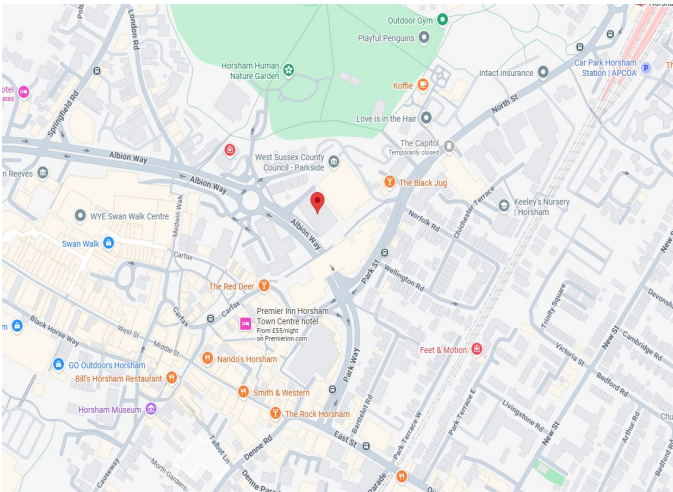




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Map Location



EPC Rating



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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