



Sales.

Holmes Park,  
Horsham, RH12 1FJ

Asking Price  
**£235,000**



# Holmes Park, Horsham, RH12 1FJ



This beautifully presented top floor one-bedroom apartment offers stylish, turn-key living within a sought-after modern development. Finished to a high standard throughout, the property is ready for immediate occupation and perfectly suited to first-time buyers, professionals, or investors.

A standout feature of the home is its south-facing aspect, allowing natural light to flood the apartment throughout the day, enhancing the bright and airy feel. The spacious open-plan living area forms the heart of the home, seamlessly combining a contemporary kitchen with a comfortable lounge and dining space. The kitchen is sleek and modern, complete with integrated appliances, ample storage, and clean finishes, while the living area provides a versatile space for relaxing or entertaining.

The double bedroom is well-proportioned and thoughtfully arranged, offering a calm and comfortable retreat with fitted storage. The bathroom is finished in a modern white suite with quality fittings, creating a fresh and contemporary feel.

Positioned on the top floor and accessed via a lift, the apartment benefits from both privacy and convenience, making it an ideal low-maintenance, move-in ready home.

The property benefits from secure underground parking, providing both convenience and peace of mind for residents. The development is well maintained, with clean and modern communal areas that reflect the quality of the apartments within. A concierge service is available, adding an extra level of security and day-to-day ease. Lift access serves all floors, ensuring effortless access to the top floor apartment. The overall setting is designed with practicality and comfort in mind, creating a safe and well-managed environment. These external features perfectly complement the low-maintenance lifestyle this turn-key apartment offers.



**Buses**  
2 minute walk



**Shops**  
Town Centre  
5 minute walk



**Trains**  
Horsham  
0.2 miles



**Sport & Leisures**  
Pavilions in the Park  
0.2 miles



**Rental Income**  
£1,300 pcm



**Schools**  
n/a



**Fibre Broadband**  
Up to 1600 Mbps



**Roads**  
M23  
6 miles



**Council Tax**  
Band B



## ADDITIONAL INFORMATION

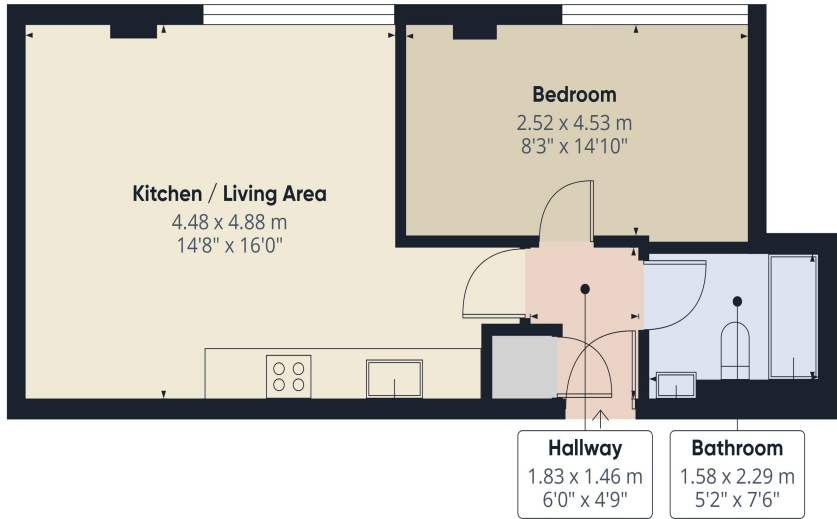
Tenure: Leasehold  
Lease Term: 126 Years from 24th June 2018  
Service Charge: £1,598 per annum  
Buildings Insurance: £329 per annum  
Ground Rent: £240 per annum  
Ground Rent Review Period: Due to increase in 2043

## 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**



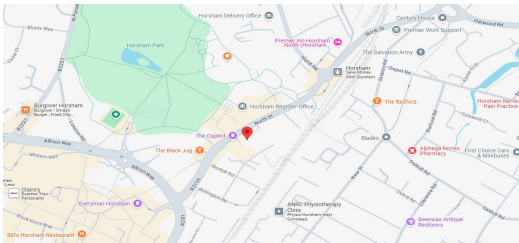
Approximate total area<sup>1</sup>  
42.9 m<sup>2</sup>  
462 ft<sup>2</sup>

(1) Excluding balconies and terraces

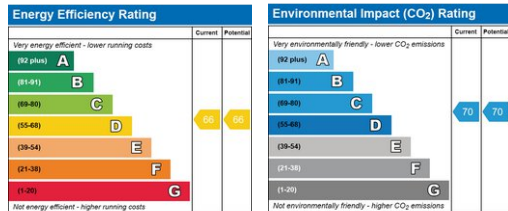
Calculations reference the RICS (IPMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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