

Wellington Road,
Horsham, RH12 1DD

Offers Over
£260,000





PROPERTY

This enchanting Victorian apartment exudes character and elegance, offering a rare opportunity to own a piece of Horsham's architectural heritage. The property features a spacious bedroom, a tastefully designed bathroom, and a separate kitchen that blends modern amenities with period charm. The impressive living room is a standout space, defined by high ceilings and large sash windows that flood the room with natural light, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The apartment offers excellent potential for transformation, with scope to create a second bedroom subject to planning permission, along with an expansive loft space providing further opportunity for extension. Retaining many original Victorian features including ornate cornices and original wood flooring, the property delivers a unique balance of historic character and contemporary comfort, making it a truly special home.

OUTSIDE & PARKING

The exterior of this Victorian gem is adorned with classic brickwork and intricate detailing, reflecting the timeless beauty of its era. Although the property does not include dedicated parking, ample on-street parking is available nearby, with permits obtainable through the local council. The prime location of this apartment means that all local amenities and the town centre are just a short walk away, offering convenience and ease of access.



Buses
1 minute walk



Shops
Town Centre
5 minute walk



Trains
Horsham
8 minute walk



Sport & Leisures
Pavilions in the Park
8 minute walk



Rental Income
£1,200 pcm



Schools
St Mary's Primary
The Forest School



Fibre Broadband
Up to tbc Mbps



Roads
M23
6.9 miles
Council Tax
Band B

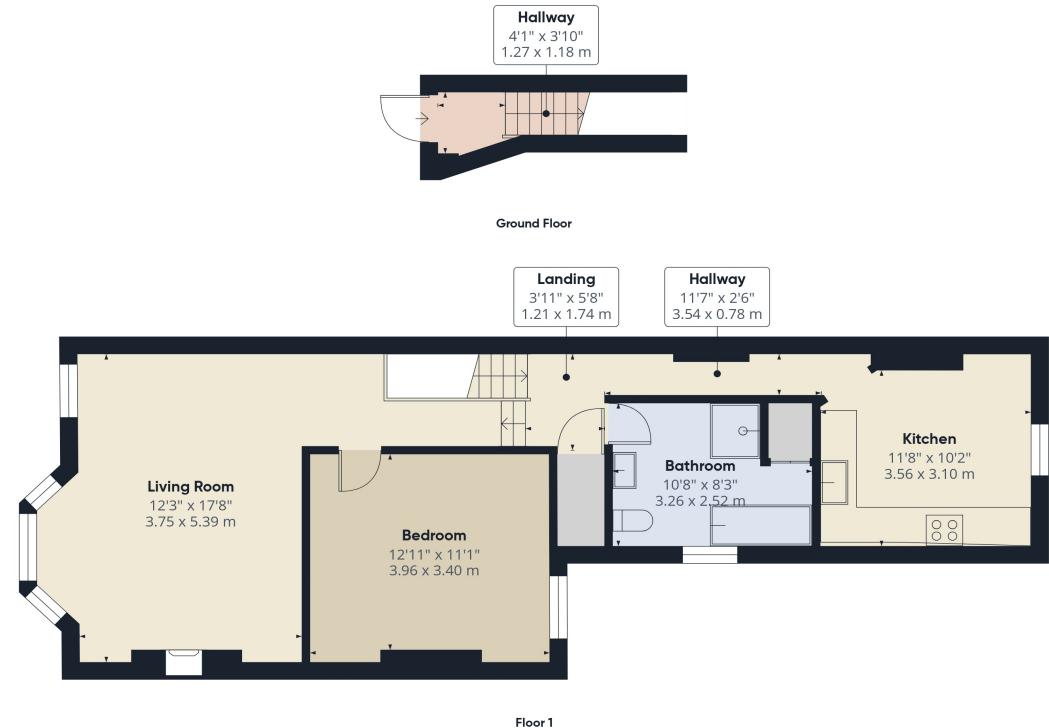


ADDITIONAL INFORMATION

Tenure: Share of Freehold
Lease Term: 995 Years from 1 June 1989
Service Charge: £tbc per annum
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.



Floor 1

Total Approximate Floor Area

711 sq ft / 66.1 sq m

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	71	67
(82 plus)	B	71	67
(61-81)	C	71	67
(55-68)	D	71	67
(39-54)	E	71	67
(21-38)	F	71	67
(1-20)	G	71	67
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions		64	74
(82 plus)	A	64	74
(61-81)	B	64	74
(55-68)	C	64	74
(39-54)	D	64	74
(21-38)	E	64	74
(1-20)	F	64	74
Not environmentally friendly - higher CO ₂ emissions		64	74

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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appointment through:

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