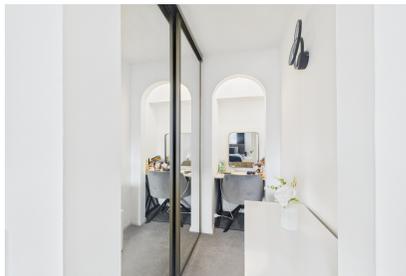




Sales.

Wallis Way,
Horsham, RH13 6SS

Asking Price
£225,000

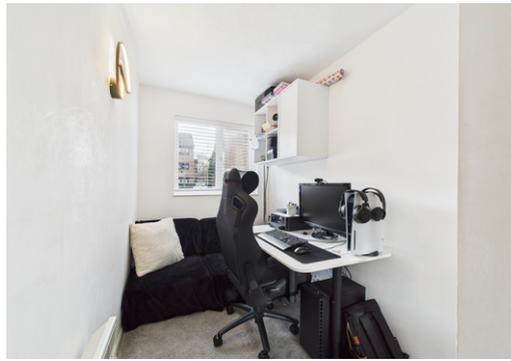


Wallis Way, Horsham, RH13 6SS



This beautifully presented two bedroom ground floor flat offers bright, well-proportioned accommodation finished in a modern, neutral style throughout, allowing a purchaser to move straight in with minimal work required. The main bedroom is a generous double, tastefully presented and filled with natural light, creating a calm and comfortable retreat. The second bedroom is also well proportioned and provides excellent flexibility, making it ideal for use as a home office, guest room or additional bedroom to suit individual needs. The living areas feel light and airy, with a well-considered layout that flows naturally and makes day-to-day living both practical and comfortable. As a ground floor flat, the property benefits from easy accessibility and a layout that suits a wide range of buyers, including first-time purchasers, professionals and downsizers. Modern fixtures and fittings, well-maintained flooring and thoughtful presentation throughout further enhance the appeal, resulting in a home that combines style, comfort and functionality in equal measure.

Externally, the flat benefits from the highly desirable advantage of parking directly outside, providing exceptional convenience for residents and visitors alike. In addition, residents have access to well-maintained communal gardens, offering attractive outdoor space to enjoy without the responsibility of private garden upkeep. The ground floor position further enhances accessibility and ease of living, making the property particularly appealing to those seeking step-free access and low-maintenance accommodation. Overall, the outside space, parking provision and communal gardens combine to add real lifestyle value to the flat.



ADDITIONAL INFORMATION

Tenure: Leasehold
Lease Term: 125 Years from 1 July 1986
Service Charge: £1,499 per annum
Service Charge Review Period: tbc
Ground Rent: Peppercorn

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.

Total Approximate Floor Area

533 sq ft / 49.7 sq m

Viewing arrangements by appointment through:

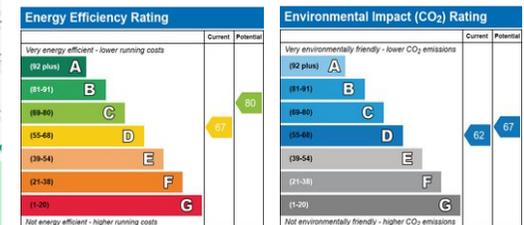
Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



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.

Residential sales, lettings,
land and new homes.

01403 272022
broctaylor.co.uk
2-6 East Street, Horsham West Sussex, RH12 1HL

 Buses 2 minute walk	 Shops Co-op Food 7 minute walk	 Trains Horsham - 1.3 miles Littlehaven - 1 mile
 Sport & Leisures Pavilions in the Park 1.4 miles	 Rental Income £1,450 pcm	 Schools Leechpool Primary The Forest School
 Fibre Broadband Up to tbc Mbps	 Roads M23 5.3 miles	 Council Tax Band C