



**Prewetts Mill Apartments,
Mill Bay Lane,
Horsham, RH12 1ST**

**Asking Price
£335,000**

**01403 272022
brocktaylor.co.uk**

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

**Prewetts Mill Apartments,
Mill Bay Lane,
Horsham, RH12 1ST**



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 the impressive "25'1 x 10'4" open-plan living kitchen dining area. This bright and inviting space is a standout feature of the home, with large patio doors opening onto the Juliette 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. Moving back through the apartment you will find Bedroom One is generously proportioned and again filled with natural light thanks to another Juliette balcony and further enhanced by large built-in wardrobes as well as an Ensuite shower room. Bedroom Two, is another well-sized double room with plenty of space for a desk and dressing table, or alternatively additional wardrobe storage. Finally the family bathroom is finished to a modern standard, featuring a large bath with shower over the top.

OUTSIDE - 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 and including 1 January 2018

Service Charge: £2,088 per annum

Service Charge Review Period: tbc

Ground Rent: £325 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

2 minute walk



Shops

1 minute 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

£1,600 pcm



Schools

St Mary's Primary School
Tanbridge House School



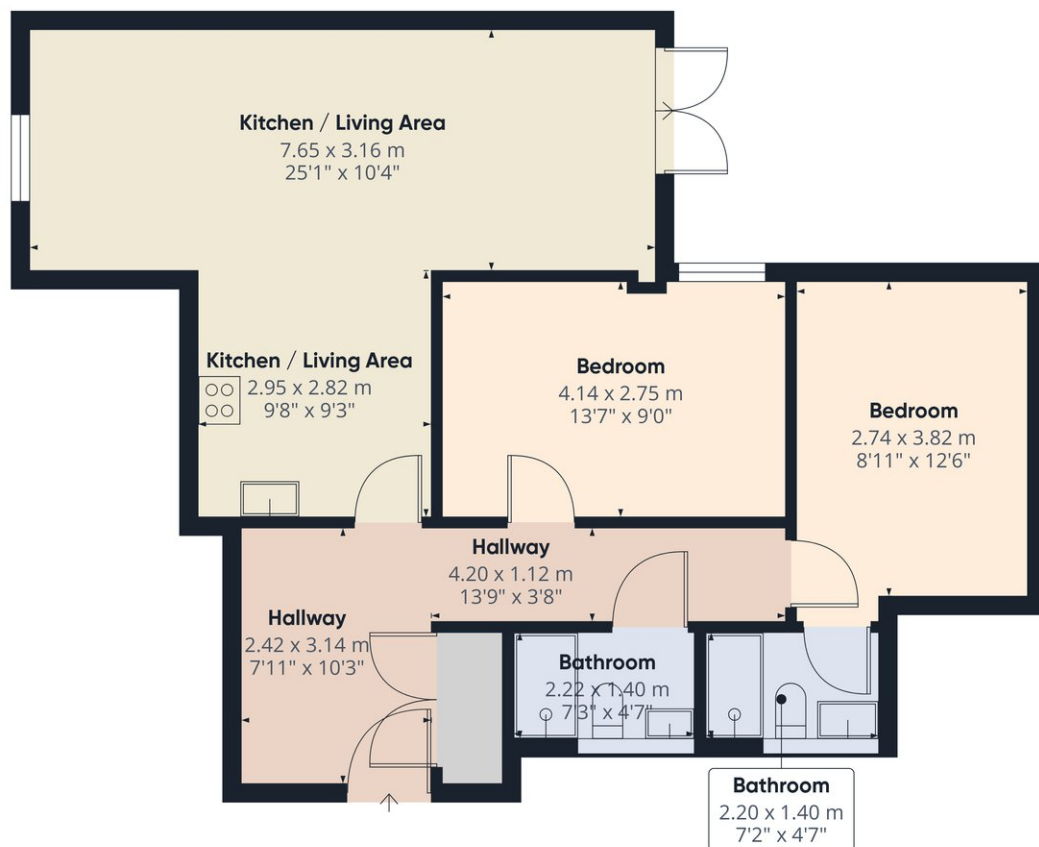
Fibre Broadband

Up to 100 Mbps



Council Tax

Band D



Approximate total area⁽¹⁾
74.7 m²
804 ft²

(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



Total Approximate Floor Area
74.7 m² / 804sqft

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk