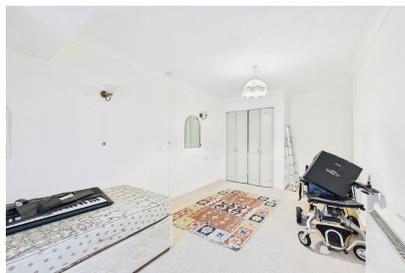




# Sales.

Homestream House,  
Horsham, RH12 1SS

£165,000



# Homestream House, Horsham, RH12 1SS

 1  2  1

The property is set on the third floor, but accessed by either stairs, or a lift. The flat has its own entrance hall, with doors leading to all rooms and intercom access to admit visitors or contact the House Manager. There is a generous living room, boasting attractive views over the front of the building. From the living room you can access the fitted kitchen, equipped with floor and wall mounted units. Leading out of the living room you can find 2 double bedrooms either side of one another, both also featuring built in storage space. On the other side of the apartment, you can find the large bathroom fitted with both a lowered bath for easy access as well as an updated step in shower for extra convenience.

Homestream House is conveniently positioned within the town centre, but still offers both resident and visitor parking. There is also an attractive area of professionally maintained communal garden. Internally there is an on-site House Manager to help with your day to day needs, with emergency pull cords within the apartment. The development also offers a residents' lounge that hosts regular social gatherings, a laundry room and refuse and recycling facility. There is also a lift to all floors.



### ADDITIONAL INFORMATION

Tenure: Leasehold  
 Lease Term: 125 years from 1 August 1987  
 Service Charge: £2,806 twice yearly  
 Service Charge Review Period: TBC  
 Ground Rent: £274 twice yearly  
 Ground Rent Review Period: TBC

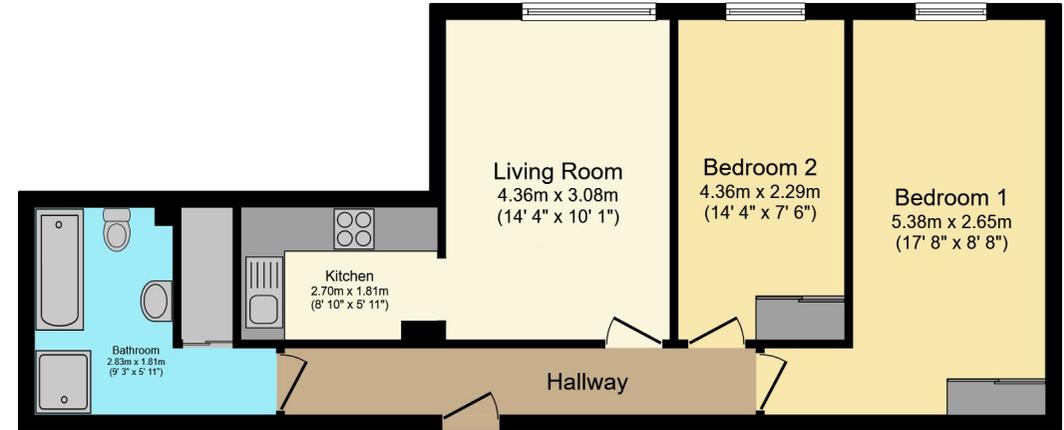
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

### Total Approximate Floor Area

**647 sq ft / 60 sq m**

Viewing arrangements by appointment through :

Brock Taylor  
 01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



### Map Location



### EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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**01403 272022**  
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 2-6 East Street, Horsham, West Sussex, RH12 1HL

-   
**Buses**  
4 minute walk
-   
**Shops**  
Sainsbury's  
4 minute walk
-   
**Trains**  
Horsham  
0.9 miles
-   
**Sport & Leisure**  
Pavilions in the Park  
0.8 miles
-   
**Rental Income**  
£1,100 pcm  
Rental Yield - 7.5%
-   
**Schools**  
n/a
-   
**Broadband**  
Up to 2000 Mbps
-   
**Roads**  
M23  
1.7 miles
-   
**Council Tax**  
Band C