



Englefield, Horsham, RH12 1UW



This well-presented one-bedroom first-floor flat offers comfortable and well-balanced accommodation, ideal for modern living. The property features a bright and welcoming living room, providing an inviting space to relax or entertain, with good natural light enhancing the sense of space. The kitchen is neatly arranged with ample storage and worktop space, offering a practical and functional environment for everyday use. The bedroom is well proportioned and provides a calm and comfortable retreat, while the bathroom is finished in a clean, contemporary style. The overall layout feels thoughtfully designed, maximising space and usability throughout. Positioned on the first floor, the flat benefits from an added sense of privacy while remaining easily accessible. Whether you are a first-time buyer, investor, or someone looking to downsize, this property offers an excellent opportunity to secure a well-located and easy-to-maintain home within Horsham.

The property forms part of a well-maintained development with tidy communal areas that enhance the overall appearance and appeal. Allocated parking is conveniently available for residents and visitors, adding to the practicality of the location. The setting provides a pleasant residential environment, while still being close to all the amenities Horsham has to offer. The combination of location, accessibility, and low-maintenance living makes this an attractive and convenient choice.



ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: The property is currently held on a lease from 1 June 1980. The vendor is in the process of extending the lease to a full 125 years on completion of the sale.

Service Charge: £1,606.38 per annum

Service Charge Review Period: tbc

Ground Rent: £370.00 per annum

Ground Rent Review Period: tbc

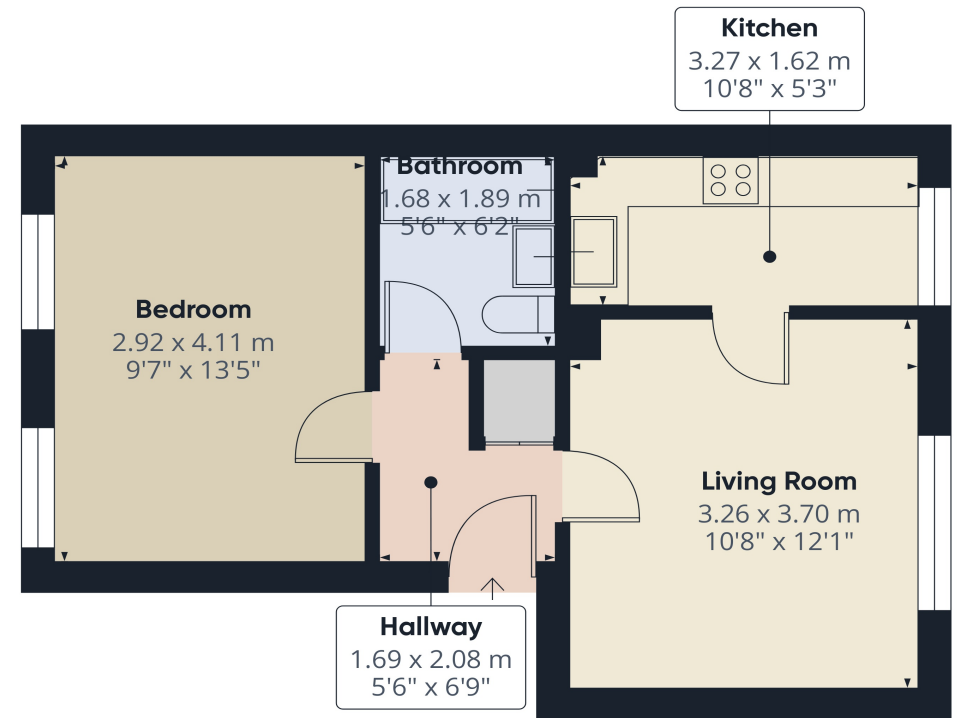
AGENTS NOTE: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation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

Total Approximate Floor Area

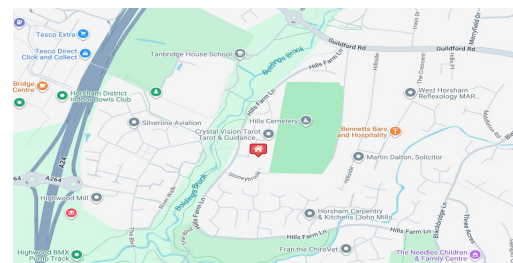
386 sq ft / 36 sq m

Viewing arrangements by
appointment through:

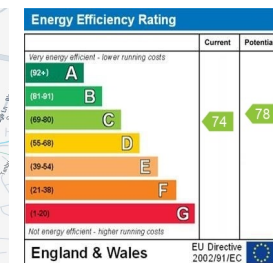
Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



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.

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Buses
2 minute walk

Shops
Tesco Extra
10 minute walk

Trains
Horsham – 1.7 miles
Littlehaven – 2.9 miles

Sport & Leisures
The Bridge
12 minute walk

Rental Income
£tbc pcm

Schools
Arunside Primary
Tanbridge House

Fibre Broadband
Up to 2000 Mbps

Roads
M23
7.8 miles

Council Tax
Band B