



**Holmes Park, North Street, Horsham, RH12 1FA**  
**Offers Over £300,000 Leasehold**





## North Street, Horsham

- Two Double Bedrooms with En-Suite
- Contemporary Fitted Kitchen
- Close To Town Centre and Train Station
- Under Floor Heating
- Lift To All Floors
- Allocated Parking

**Luxury two double bedroom duplex apartment, minutes away from Horsham town centre and Horsham Station. Open plan living room with integrated kitchen and contemporary styled bathroom and ensuite.**

A superb third floor duplex apartment with two double bedrooms. Open plan living room with integrated kitchen and contemporary styled bathroom. Set close to Horsham town centre and mainline train station.

These exclusive apartments were built in 2019, finished with the highest standards. Under floor heating throughout, also allocated underground parking.

This apartment is split over two levels, which allows the bedrooms to have that freedom and seclusion of being on their own level.



The living area being open plan allows you to have a good size dining area with a comfortable living room. A delightful space to entertain or enjoy a quiet night in.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award-winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92-bed hotel, shops, and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Lease is 126 years from 24 June 2018 with 122 years remaining.

Ground Rent £169 per six months (Reviewed TBC)

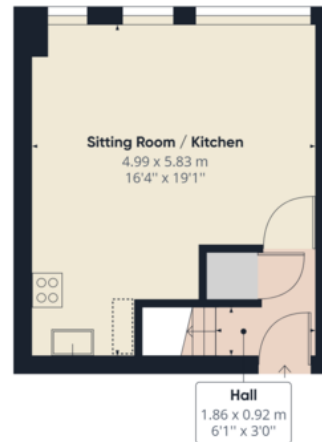
Maintenance Charge £341 per quarter (Reviewed Annually)

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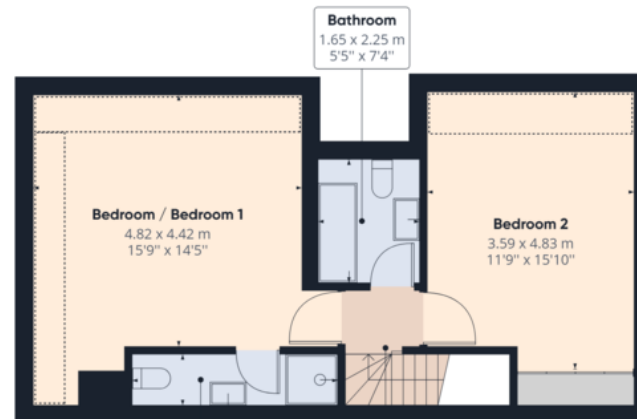
Rental income approx. £1600 Per month

Please note these details are given to us by the seller and need to be confirmed by your solicitor.





Ground Floor



**Approximate total area<sup>(1)</sup>**

79.41 m<sup>2</sup>  
854.75 ft<sup>2</sup>

**Reduced headroom**

8.68 m<sup>2</sup>  
93.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Horsham

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