



Olive Close, Horsham, West Sussex, RH12 4TH.
Guide Price £280,000 Freehold


MARTIN&CO

Olive Close, Horsham

1 Bedroom, 1 Bathroom

Guide Price £280,000 Freehold

- Freehold Coach House
- Fitted Wardrobes
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Contemporary Kitchen
- EPC B
- Luxury Bathroom
- Solar Panels

Description

Entering through your own front door, you are greeted by an entrance hall with a staircase leading to the first floor.

The spacious hallway features a large built-in double storage cupboard with space for tumble dryer and access to your private loft space.

Living Area

A highlight of this property is the open-plan living/dining/kitchen area measuring over 23ft x 14ft, with double aspect windows that flood the space with natural light. The kitchen is fitted with a range of contemporary units including peninsula with breakfast bar. Integrated appliances include a double oven & hob, fridge/freezer, dishwasher, and washing machine.



Bedroom

The large double bedroom features wall to wall fitted wardrobes with mirror sliding doors, providing ample storage space.

Bathroom

A luxury appointed three-piece bathroom suite completes the accommodation.

Outside

There are landscaped communal gardens with seating areas and parking is provided via an allocated parking space number 146.

In the car park area there is a freestanding lockable bin shed for general and recycle bins.

Viewing

Internal viewing is highly recommended to appreciate this superb home. It is ideal for a first-time buyer or someone seeking a 'lock up and go' property while still desiring space and modern living conveniences.

For investors we feel this property would attract a monthly rental of circa £1500 pcm giving a yield of 6.4% at a purchase price of £280,000.

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.



Material Facts

Price: Guide of £280,000

Tenure: Freehold

Council Tax Band: Band B

Horsham District Council

EPC Rating B

Property Type: One Bedroom Coach House

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas central heating to radiators

Solar Panels included

Further Info

Broadband information:

Between 115Mbps and 1600 Mbps

Fibre to the Property

Mobile Coverage: Good with most providers

Parking Type: Allocated Parking Space number 146

Flood/Erosion Risk

River and Seas : None

Surface Water : Low Risk

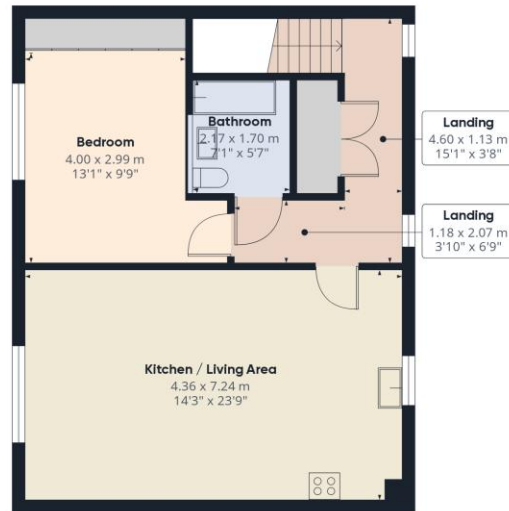
There is a development charge of £96 per half year.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

66.05 m²
710.96 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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