



Brook Terrace, Talbot Lane, Horsham, RH12 1ES.
Guide Price £300,000 Leasehold


MARTIN&CO

- Double Bedroom Mews House
- Open Plan Living
- Plantation Shutters
- Integrated Kitchen
- Shower Room
- Central Location
- Period Features
- Available Immediately

**HISTORIC CHARM –
CONTEMPORARY FEATURES -**
Charming period end of terrace
mews property, beautifully
presented and a superb opportunity
to own this unique home in the heart
of the most historic part of Horsham

Beautifully presented Grade II Listed cottage in the heart of historic Talbot Lane, Horsham. We believe this one double bedroom mews home in parts dates back to medieval times. The perfect town property, suitable not only for living in full-time but is also a fantastic letting opportunity with high income available.

Upon entering the home, you step into the sitting/dining area with modern fitted kitchen, high ceilings, stained glass window details and plantation style shutters on the windows giving the room a peaceful ambience.

A beautiful solid wood staircase leads to the first floor



landing which displays a exposed brick wall and feature fireplace, there is a double bedroom with a lovely view from the window, fitted wardrobes and a modern shower room with tiled shower cubicle, low level wc and wash hand basin, the perfect place to relax and unwind after a busy day.

Located in a quiet lane in the centre of the historic market town of Horsham but only a few steps away from the town's amenities 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 is approximately ten minutes' walk and 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.

Information

Tenure: Leasehold 99 years from 4th April 2016

Lease remaining 92 years

Annual Ground Rent: £150

Ground Rent Review Period: TBC

Annual Service Charge: £300 per annum

Service Charge Review Period: Annually

Council Tax Band: B

EPC to be confirmed





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

29.04 m²


312.62 ft²

Reduced headroom

0.57 m²

6.10 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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