



Tilney House, Horsham, West Sussex, RH12 1GS.
Guide Price £240,000 Leasehold

Tilney Drive, Horsham

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- Expansive Windows with Plantation Shutters
- Open Floor Plan
- Long Lease
- Leicht Fitted Kitchen
- High Specification Appliances
- EPC B
- NHBC Warranty
- No Chain Above

Built by Berkeley Homes in 2019, this top floor apartment was designed with a larger window concept to flood the property with natural light and benefit from far reaching views.

Our client has installed plantation style shutters which enable the light to be adjusted to preference.

The accommodation in brief

Upon entering the building the smart communal hall has access to the lift or stairs that lead to all floors.

The front door leads into the hallway with Amtico wood effect flooring in a modern grey finish, there is a large utility cupboard with space and plumbing for the washing machine and the gas boiler is also within this space.



Kitchen/Living/Dining Room

A bright open space that has been zoned to provide a comfortable sitting room area with large window enjoying rooftop and distant views.

There is space for a dining table and chairs which divides the area and leads into the Leicht designer luxury kitchen with a range of units and integrated appliances including AEG touch control induction hob with Electrolux filter over, AEG eye level oven, integrated Electrolux fridge/freezer and an Electrolux dishwasher. Amtico flooring again is fitted throughout this room.

Double Bedroom

The double bedroom also benefits from the larger style window with plantation shutters, a double fitted wardrobe is also included.

Bathroom

Fitted with a white suite of panelled bath having thermostatic control shower, glass screen, wall mounted wash hand basin with Vado chromium mixer tap, Laufen back to wall WC, chromium dual flush, inset mirrored cabinet, shaver point, grey tiled walls, Amtico flooring, extractor fan, chromium heated towel rail.

Outside

A lot of thought went into the aesthetics of this development and these apartments are surrounded by beautiful grounds, with lawned areas, planted flower and shrub beds, trees, seating areas, the whole designed to give a rural feel yet with town convenience.

There is one allocated parking bay with visitor parking provided for.

Situation

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.

Information

Lease 135 years from Jan 2019 , 131 years remaining.

Ground rent is £220 per annum - this is reviewed every 21 years in-line with RPI. Next review is 2040.

Service charge is £750 per six months reviewed annually.

Management company is Courtney Green of Horsham

NHBC Warranty with six years remaining.

Offered for sale with no chain above.







Approximate total area⁽¹⁾

41.78 m²

449.76 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.

GIRAFFE360

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