



Flat 8, The Wickens Fairbank Road, Southwater

Guide Price £260,000

The Wickens

Fairbank Road, Horsham

This first floor apartment is offered with no onward chain and is located in the centre of Southwater Village. A fantastic opportunity to buy to get on the property ladder or as a buy to let investment.

Accessed via the entrance hall there is a large open plan kitchen / reception room with Juliette balcony and large kitchen space with floor and wall mounted units, built in appliances and cooker. There is plenty of space for living and dining space too. There is two double bedrooms, with one benefiting from a modern ensuite with shower and low level sink and WC. There is then a further bathroom with a bath. There is also two storage cupboards accessed via the hall. There is also a lift in the block.

Agents Note: Annual Service Charge £1700 - £2000 estimated

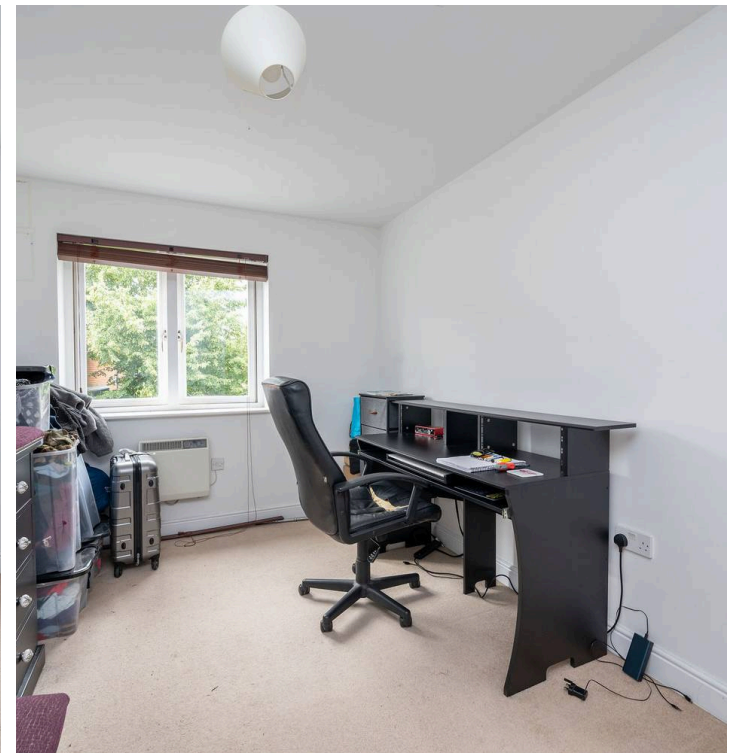
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

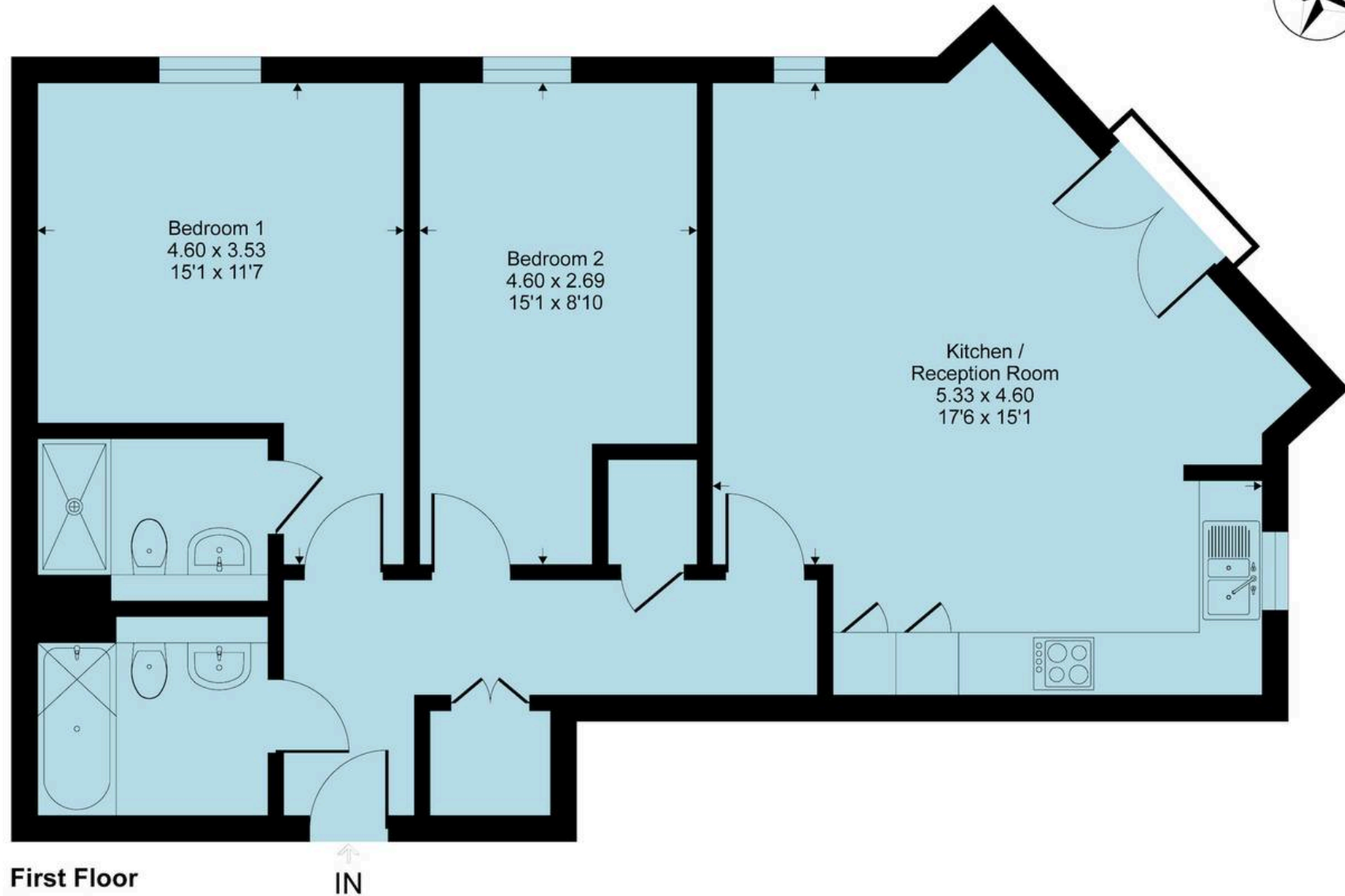
Location

The village of Southwater has much to offer, including Lintot Square with a variety of local businesses including a Co-op, hairdressers, restaurant and café. Southwater also boasts a number of public houses and a large doctors' surgery. Regular bus services run to Horsham town centre with its great transport links to London and the South Coast plus excellent educational facilities. There is also Southwater Country Park, featuring a lake, dinosaur theme play park and café as well as access to Downs link providing routes to Guildford.



The Wickens, RH13

Approximate Gross Internal Area = 74 sq m / 798 sq ft



First Floor

↑
IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2024 - Produced for Henry Adams



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.