



**Flat 5, 49 Carfax, Horsham**

Guide Price **£475,000**

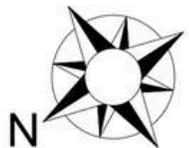
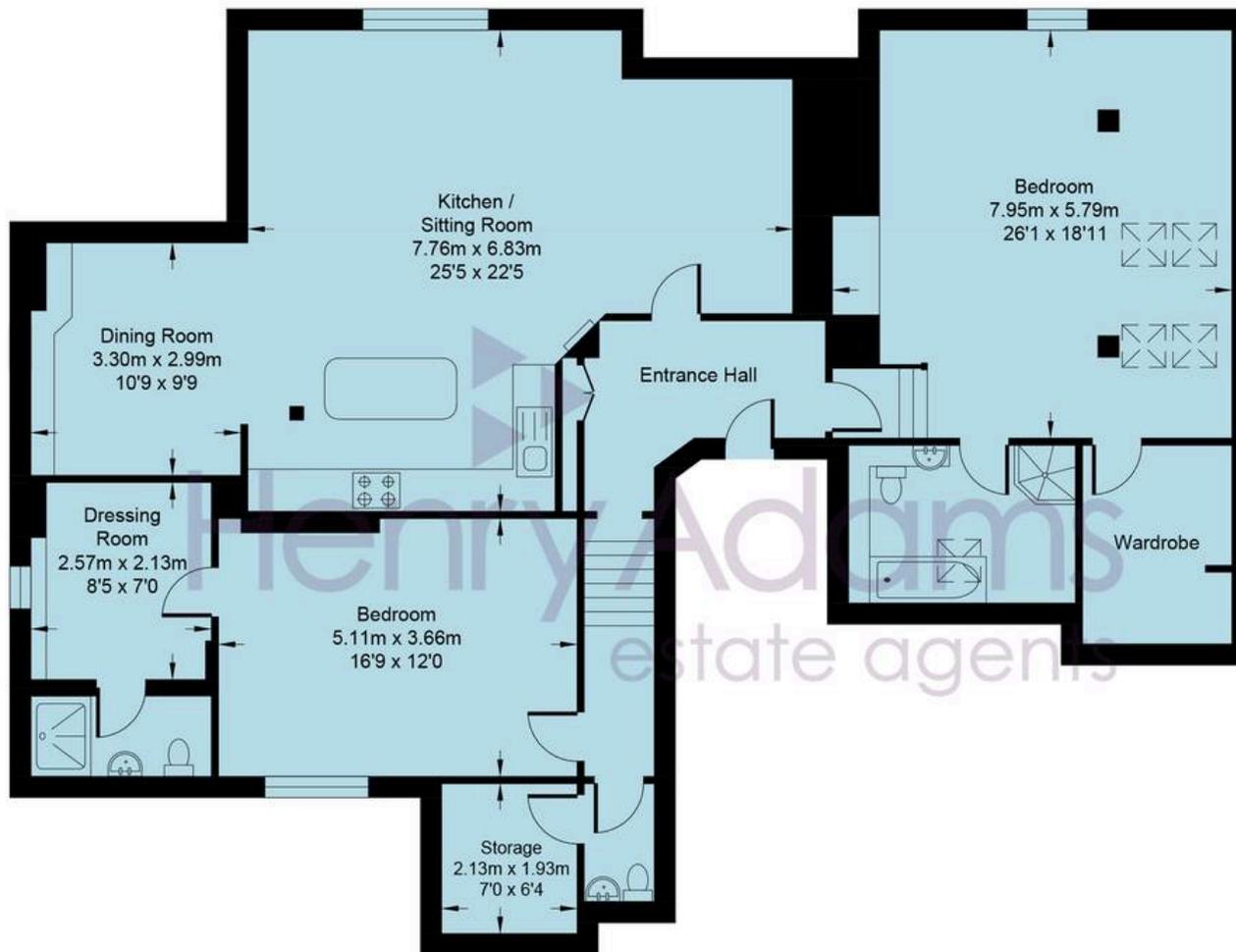
# Flat 5

Carfax, Horsham

This stunning and individual two bedroom, two bathroom, split level apartment is situated in a central Horsham position with immediate access to the shops, restaurants and local pubs as well as the nearby mainline train station and Horsham Park. Nearby countryside is also accessible along with commuter routes to London, Gatwick and Brighton. The main reception hallway welcomes you, it offers a space for storage and opens into a generous and well proportioned open plan kitchen/sitting/dining room, there are elevated views over Horsham Carfax from the large arched window which also provides a light and airy environment. This versatile living and dining space has the potential for many configurations and has open access to the modern kitchen which has a range of wall and base cabinets with a selection of quality integrated appliances, there is also a sit up stand alone preparation island that doubles up as a sociable sit up breakfast bar.

A shallow staircase leads down from the main reception hallway into a very generously proportioned bedroom which has skylight windows and a further aspect overlooking Horsham Carfax, it has a large walk in wardrobe and a well equipped ensuite bathroom with a full suite that includes a walk-in shower, separate bath, a low-level WC and a wash hand basin - all finished to a modern style and complimented with quality chrome fittings.





# Carfax

Approximate Area = 1617 sq ft / 150.2 sq m

Total = 1617 sq ft / 138.7 sq m

For identification only - not to scale





A further bedroom is situated just off of a second shallow staircase and also has generous proportions featuring a walk-through dressing room that leads to an en-suite shower room which also features a stylish, modern, and contemporary suite. Further accommodation continues with a large walk-in storage cupboard and a downstairs cloakroom.

- Contemporary and Spacious Split Level Apartment
- Decorated to a Modern Standard
- Two Bedrooms and Two Bathrooms
- Large walk in Wardrobes
- Open Plan Living Area
- Located in Horsham Town Centre
- Access to Horsham Mainline Train Station

Lease granted in 2015 for 125 years - 115 years remaining.  
Annual ground rent £200 per year rising to £3200 by the end of the term.

Annual service charge £2027.16 plus building insurance of £569.80.

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C







## Henry Adams – Horsham

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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.