



Horsham, West Sussex
Guide Price £280,000 Leasehold



Horsham, West Sussex

- Duplex apartment
- Two double bedrooms
- Allocated parking
- Long lease
- Low outgoings
- Close to town centre and station
- No chain above
- Integrated kitchen
- Luxury bathroom and en-suite

STUNNING DUPLEX - This split level, two double bedroom apartment, situated on the second and third floor of this iconic Victorian landmark mill set adjacent to the River Arun.

Designed by award winning architect Takeru Shimazaki, this Victorian landmark mill has been converted into luxury apartments just a few moments walk from the town centre. Set in an enviable location adjacent to the River Arun, this split level, two double bedroom duplex apartment is offered for sale with no chain above. The accommodation benefits from a secure entryphone system giving access to communal lobby with stairs and lift to all floors. This apartment is accessed via the second floor landing with front door leading to a good size entrance hall with access to the utility room/wc and also to the double aspect



L shaped living area with space for dining table.

The modern integrated kitchen also enjoys a bright aspect and is fitted with contemporary range of wall and base units with stone worktop surfaces, integrated fridge/freezer, cooker, four ring hob with extractor above, fitted microwave and oven, integrated dishwasher, tiled walls and being open plan to the dining area.

Stairs from the hallway lead up to the third floor landing with access to both double bedrooms. The main room with an en-suite luxury bathroom and the second bedroom has been redesigned with a bespoke range of fitted wardrobes along one wall, with this room currently used as a study but also having its own luxury en-suite shower room.

Outside

The apartments are set adjacent to the River Arun with communal grounds and allocated parking for one vehicle.

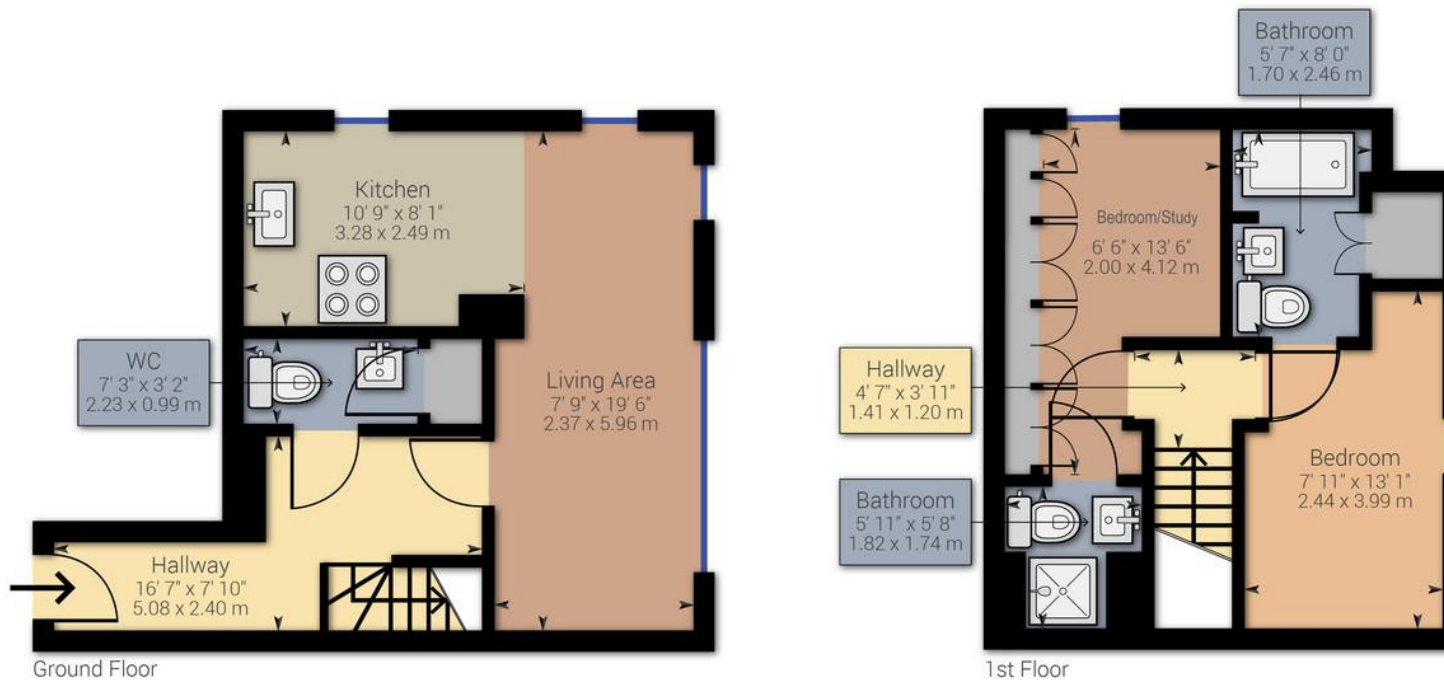
Agents Note:

We are advised that the lease length is 126 years from 1st January, 2018 , there are 119 years remaining.
 Service charge is £978.47 six monthly reviewable annually
 Ground Rent £310 pa. review to be advised
 Managing Agent is Bridger Bell

We recommend that these details are verified via your own conveyancers



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	68	68	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
	71	71	
England & Wales	EU Directive 2002/91/EC		England & Wales



Approximate net internal area: 651.51 ft² / 60.53 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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