



Forest Close, Horsham – RH12 4PB

Offers in Region of £170,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

Forest Close

Horsham, Horsham

- 2 double sized bedrooms
- Split level maisonette
- Scope to modernise
- No onward chain
- Close to shops, walks and transport links
- Resident parking
- Ideal first time or investment purchase

A good sized 2 double bedroom split level maisonette that offers great potential to improve with 91 year lease, resident parking and no onward chain

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





A good sized 2 double bedroom split level maisonette that offers great potential to improve with resident parking, 91 year lease and no onward chain.

The property is situated close to shopping facilities, major transport links and country walks via Owlbeech & Leechpool woods.

The accommodation comprises: entrance hallway with stairs rising to first floor and door into the kitchen/dining room. On the first floor there is a vaulted sitting room, 2 double sized bedrooms and bathroom.

Benefits include double glazed windows and gas fired central heating to radiators (replaced boiler located in the kitchen/dining room).

There is ample resident parking to the front of the property.

Tenure: Leasehold

Lease: 135 years from 1981 (91 years remaining)

Maintenance charge: TBC

Maintenance review period: TBC

Ground rent: Peppercorn

Managing agents: TBC

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The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

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Mansell McTaggart Horsham

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