



63 Manor Fields, Horsham, RH13 6SA

Guide Price **£215,000 – £225,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 well proportioned bedrooms
- Ground floor apartment built in the 1980s
- No onward chain
- Ideal first time of investment purchase
- Allocated parking space and communal gardens
- Lease renewed upon completion
- Conveniently located for transport links, shops, walks and schools

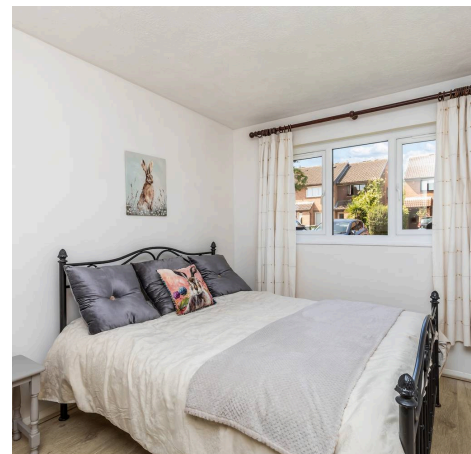
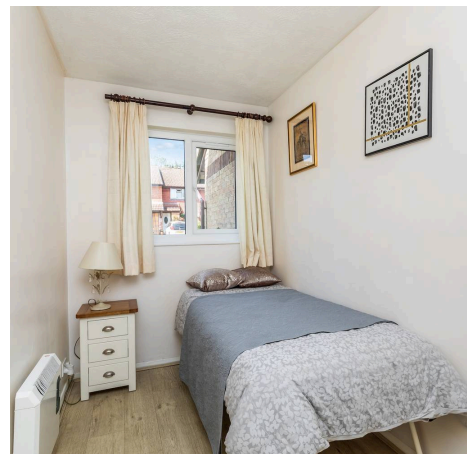
A well presented 2 bedroom ground floor apartment, built in the 1980s by Laing Homes with allocated parking space, new lease on completion and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





A well presented 2 bedroom ground floor apartment, built in the 1980s by Laing Homes with allocated parking space, new lease on completion and no onward chain.

The property is situated on a popular and conveniently located development, close to major transport links, excellent schools, shops and country walks.

The accommodation comprises: entrance hallway with storage, well proportioned sitting/dining room and kitchen fitted with a good selection of units (both with outlook over communal gardens).

From the hallway there is access into the principal bedroom with dressing room and basin.

A second bedroom has fitted storage and the shower room has been recently updated.

Benefits include double glazed windows, security entry system and electric heating.

There is 1 allocated parking space, ample visitor parking and well tended communal gardens.

Tenure: Leasehold

Lease: 86 Years - To be renewed upon completion

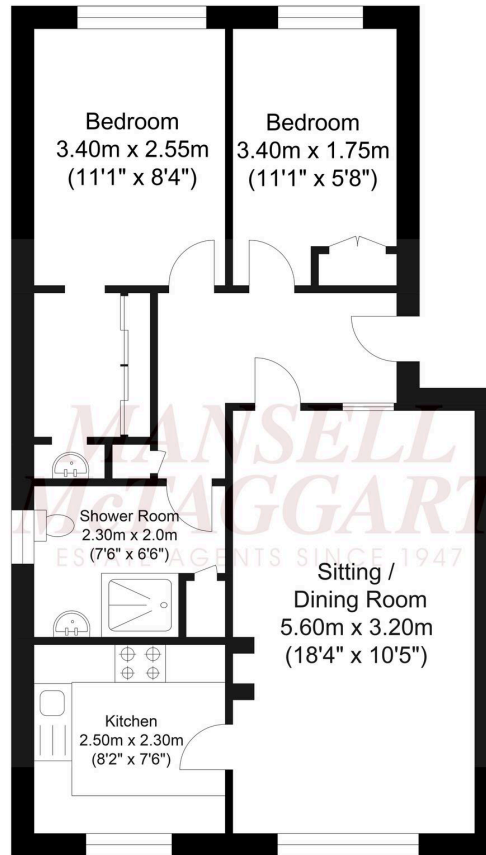
Maintenance charge and ground rent: £1524.08 per annum

Maintenance and ground rent review period: Annually

Managing agents: Courtney Green

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.





Approximate Floor Area
555.09 sq ft
(51.57 sq m)

Approximate Gross Internal Area = 51.57 sq m / 555.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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