



Pondtail Park, Horsham

Guide Price Guide Price £250,000 – £275,000

Pondtail Park

Horsham.

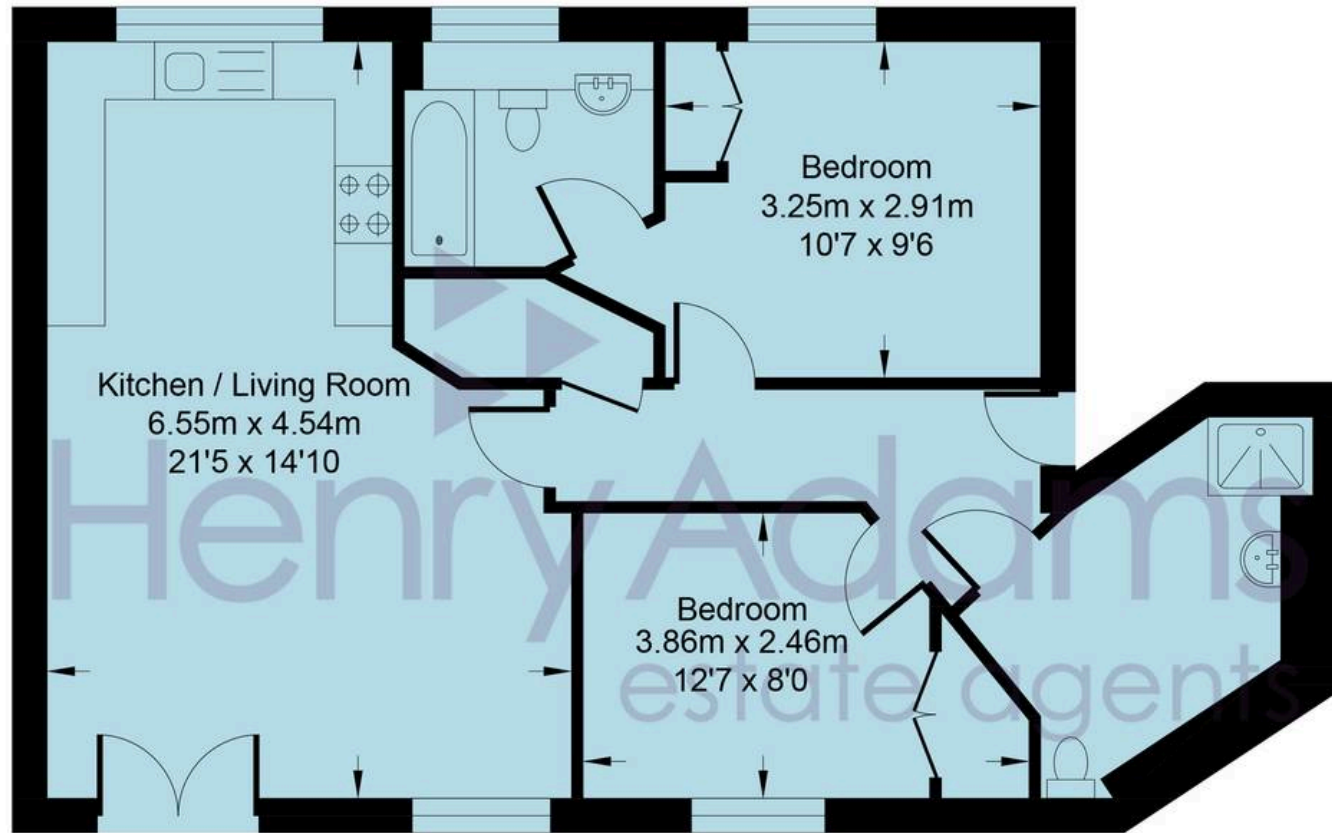
Introducing this immaculate 2-bedroom flat, a testament to stylish contemporary living. Upon entering, you're greeted by a spaciously designed layout that seamlessly connects a large open plan kitchen/living room. The kitchen boasts sleek, integrated appliances that cater to modern culinary needs, enhancing both functionality and aesthetic appeal.

Recently decorated with brand new carpets throughout.

Two bedrooms, complemented by two well-appointed bathrooms (Main bedroom with en-suite), that exude a sense of luxury.

Adding convenience to comfort, the property features an allocated parking space, ensuring a stress-free arrival at your doorstep. Situated in a sought-after location, this residence provides easy access to local schools and amenities, making it an ideal choice for families and professionals alike.





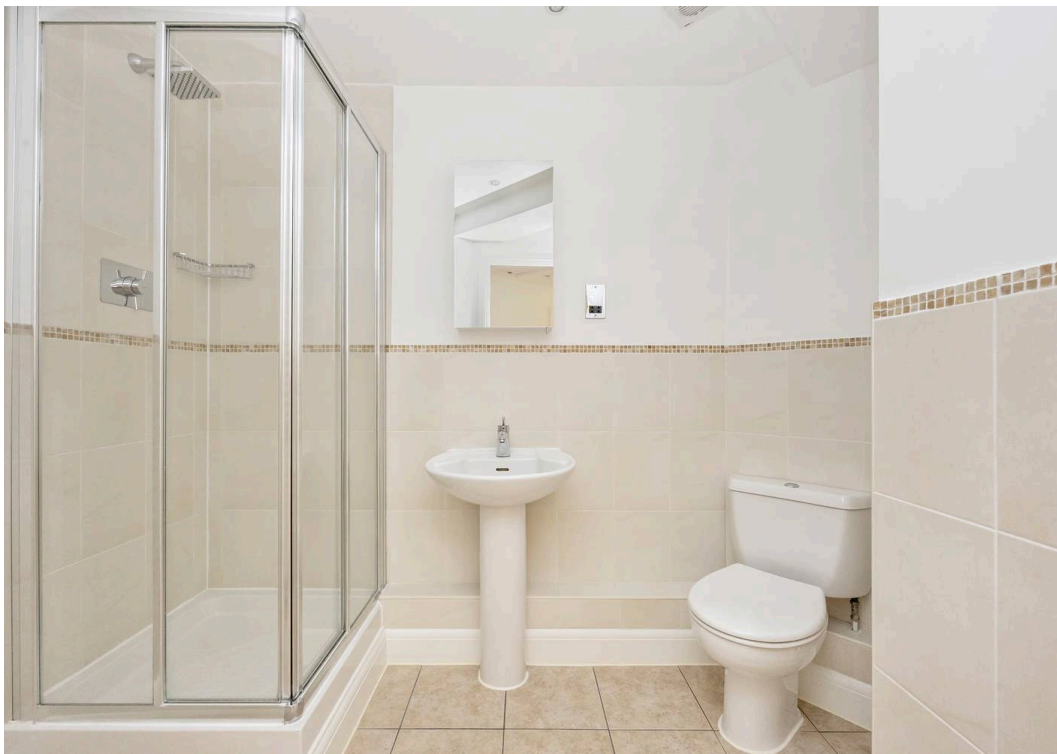
Pondtail Park

Approximate Area = 672 sq ft / 62.4 sq m

Total = 672 sq ft / 62.4 sq m

For identification only - not to scale





The apartment is tucked away within the development, which is positioned on the popular North side of Horsham. The town centre and the mainline station are conveniently situated within two miles. Littlehaven station is under a mile away making it easily accessible on foot and provides services to London Victoria in under an hour. Horsham is a thriving town with a number of independent and high-street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis. By car the A264/A24 are accessible within a short drive, connecting the road networks to London, Gatwick and the South coast.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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.