



Flat 9 Tudor House, York Close, Horsham, RH13 5PF

In Excess of £300,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 3 good sized bedrooms
- Spacious ground floor maisonette of 990 sq ft
- 2 garages with rental income of £250-£300 per month
- Long lease and share of Freehold
- No onward chain
- Re-decorated and new flooring
- Modern kitchen and bathroom
- Conveniently located for town centre, railway station, walks and schools

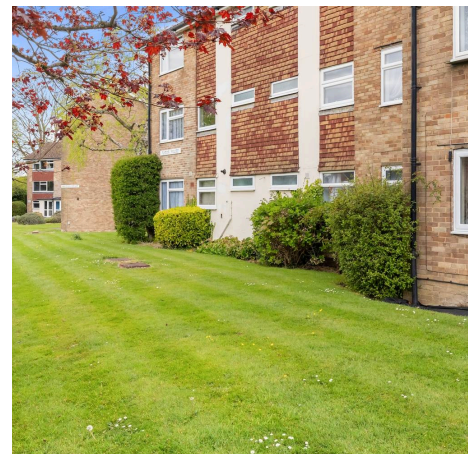
A spacious and well presented 3 bedroom ground floor maisonette of 990 sq ft, built in 1966 with 2 garages, share of freehold and no onward chain.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





A spacious and well-presented 3 bedroom ground floor maisonette of 990 sq ft, built in the 1980s with 2 garages, share of freehold and no onward chain. The property is situated in a conveniently located development, close to excellent schools, major transport links, town centre and country walks.

The accommodation comprises: entrance hallway with 2 storage and airing cupboards and sitting/dining room with serving hatch.

The kitchen is fitted with an attractive range of units and space for appliances.

Off the hallway there is a useful utility room with plumbing and space for washing machine and dryer.

There are 3 good-sized bedrooms (2 doubles and 1 single) and fully tiled modern bathroom.

Benefits include re-decorated, new LVT flooring, double glazed window and gas fired central heating to radiators (Worcester boiler located in the kitchen).

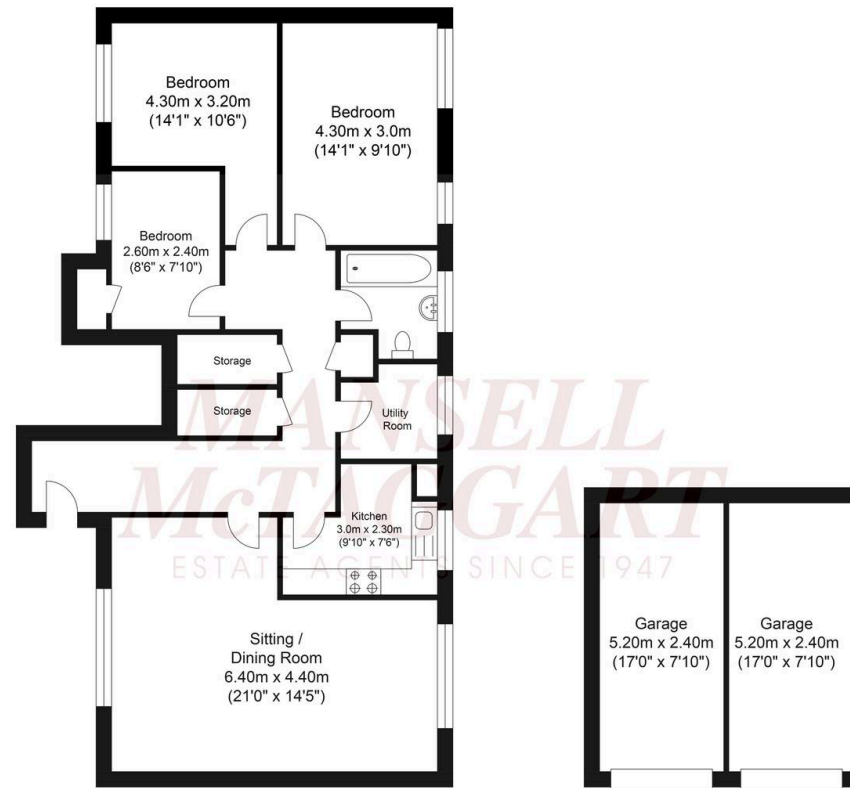
There is ample resident parking and well tended communal gardens.

The property is being sold with 2 single garages (numbered: 44 & 50) which command a monthly income of £125-£150 each.

Tenure: Leasehold with share of Freehold. Lease: 999 years from 1983. Maintenance charge: £121.53 per month. Maintenance review period: Annually - September. Managing agents: York Close Estate Management Company LTD. The maintenance charge includes upkeep of communal gardens and areas, buildings insurance, Communal aerial (satellite) and maintenance of front door and windows (non-accidental damage).

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.





Ground Floor
Approximate Floor Area
990.27 sq ft
(92.0 sq m)

Garage
Approximate Floor Area
274.26 sq ft
(25.48 sq m)

Approximate Gross Internal Area (Excluding Garage) = 92.0 sq m / 990.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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