



78 Manor Fields, Horsham

Guide Price £200,000

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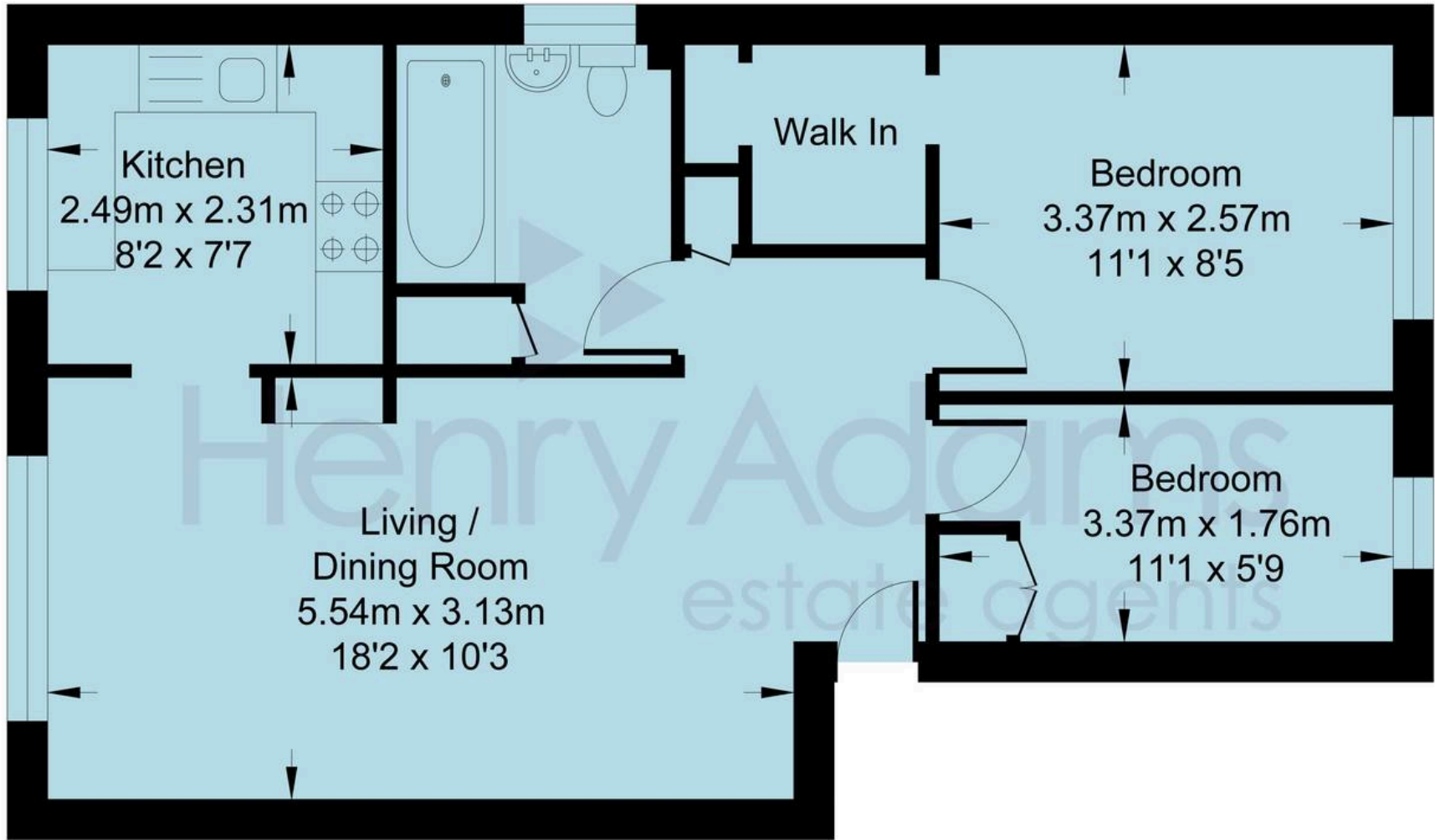
Horsham

This well presented two bedroom ground floor apartment offers comfortable and contemporary living in a highly convenient location. The property features a spacious living and dining room, ideal for relaxing or entertaining guests. The main bedroom benefits from a generous walk-in dressing area, providing ample storage and a touch of luxury. The second bedroom is well proportioned, making it suitable for guests, children or as a home office. The apartment is designed with practicality in mind, offering a functional layout and neutral décor throughout.

Outside, the property enjoys a pleasant front aspect, contributing to its welcoming first impression. There is one allocated parking space for the property, ensuring convenience for residents, along with additional visitor parking for guests. The development is well maintained and set within a desirable residential area, providing a peaceful setting while remaining close to the heart of Horsham. With its combination of modern living, excellent transport links and allocated parking, this ground floor flat offers an outstanding opportunity for first time buyers, professionals or those seeking a well connected base in a popular location. Early viewing is highly recommended to appreciate all that this property has to offer.







Manor Fields

Approximate Area = 546 sq ft / 50.74 sq m
For identification only - not to scale



Residents will appreciate the close proximity to local schools and every-day amenities, as well as the excellent transport connections. Both Littlehaven and Horsham main line train stations are within walking distance, making this an ideal home for commuters. Several bus routes - including the 23, 98 and 200 - are nearby, offering direct links to Horsham town centre, Crawley and Gatwick Airport.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note - Service charge - £1575.97 per annum

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Henry Adams – Horsham

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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.