



**Dulcima House, Carfax, Horsham, RH12 1EZ**

**Asking Price £215,000**

**LINES  
& James**

# Dulcima House, Carfax, Horsham

- NO CHAIN
- ONE BEDROOM
- FIRST FLOOR
- TOWN CENTRE LOCATION
- LIFT ACCESS
- WELL PRESENTED
- COUNCIL TAX BAND B
- EPC RATING D
- LEASEHOLD

\*\*\*\*\* NO CHAIN \*\*\*\*\*A stylish one bedroom second floor apartment situated in the heart of the town centre providing immediate access to all the town's facilities.

## Location

The apartment is located in the Carfax which is situated in the heart of the town. This prime location allows an array of amenities to be reached on foot, from John Lewis to open countryside along the riverside walk, as well as the mainline train station. Horsham is a thriving town with a number of independent and high street retail shops, cafes and restaurants, aswell as several supermarkets including a large Waitrose and Sainsburys. By car the A281 is only a short drive away connecting the road networks to London, Gatwick and the south coast.





## Property

As the property is a conversion the accommodation is unique with high ceilings creating a feeling of space. The entrance hall benefits from a built in cupboard for storage. The open plan reception room features two windows providing plenty of natural light, the kitchen is set to one end of the reception room and is fitted in a range of grey base and eye level units with integrated fridge/freezer, dishwasher and built in oven, hob and extractor over. The double bedroom has a fitted wardrobe and also features two windows allowing natural light. The bathroom is fitted in a white suite with shower over the bath, the basin benefits from a vanity unit for storage, further built in storage allows toiletries to be kept out of sight. There is a cupboard in the bathroom providing plumbing for a washing machine. The property has electric heating with double glazed windows throughout.

## Outside/Lease Details

The communal areas are spacious with lift access available. Mailboxes are located close to the main entrance. There carpark is situated at the rear with a secure entrance to the apartment building as well as secure access to the pedestrian walkway which runs from Medwin Way to the Carfax. A parking space may be possible by submitting an application for a separate licence with the Freeholder, the annual charge is approximately £1400 per year.

## Lease Details

125 Years from November 2005 - approx. 104 years remaining

Ground Rent £200 per year

Service charge £2020.00 per year (until September 2026)

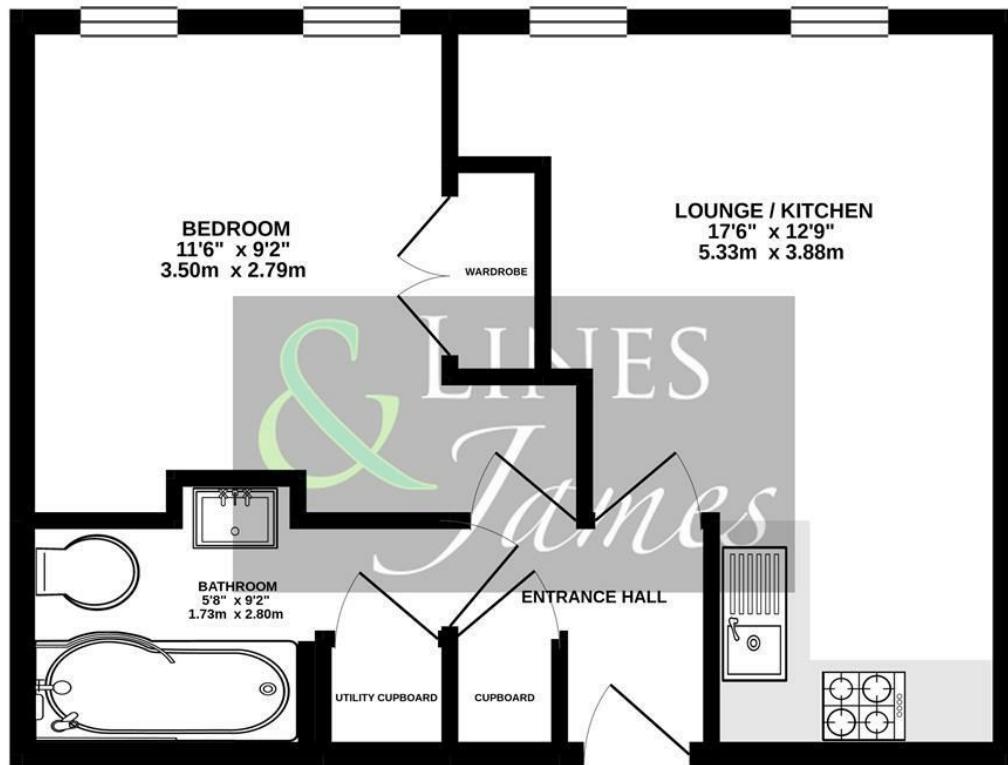
## Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

**Disclaimer:** The property is currently rented, and the images were taken before the property was occupied.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floorplan is for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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