



**New Street,
Horsham, RH13 5EB**

**Offers In Excess Of
£375,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

LOCATION

This attractive, semi detached period property is set within an enviable location, under 0.5 miles from the town centre. 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. 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 is a short stroll away (0.3 miles), and 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. The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, Forest and Millais Secondary Schools.

PROPERTY

The front door opens into a Hall, which provides the ideal space to remove your shoes before stepping into the house. From here, stairs take you up to the First Floor and

doors open to the Dining Room and Living Room, which is at the front of the property with a large bay window flooding the room with natural light. The Dining Room is a great size, measuring 13'10 x 10'10 with space for a large table, making it ideal for entertaining, whilst also boasting double doors that spill out to the Rear Garden. The Kitchen measures over 11ft in length and is fitted with a range of floor and wall mounted units with space for a selection of appliances. Completing the Ground Floor accommodation is the Bathroom, which has a white suite with a window for light and air. To the First Floor you will find the Three Bedrooms, with the largest two being fantastic doubles. The Third Bedroom is located off the Second Bedroom and could be used as a Home Office, Nursery or converted in to a Bathroom. This spacious property offers excellent potential to extend and convert the loft (stpp), like many of the neighbouring properties.

OUTSIDE

This charming property is set back from the road behind a low level brick wall, with a gated path taking you to the front door and offering side access to the Garden. The Rear Garden has a patio area, perfect for barbecues in the summer months and leads on to an area of lawn, ready for the children to play, or for a keen gardener to make the most of.





Buses

5 minute walk



Shops

One Stop
5 minute walk



Trains

Horsham – 0.3 miles
Littlehaven – 1.4 miles



Airport

Gatwick
11.5 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
0.5 miles



Rental Income

£1,350 pcm
Rental Yield – 4%



Schools

Kingslea Primary
Forest & Millais



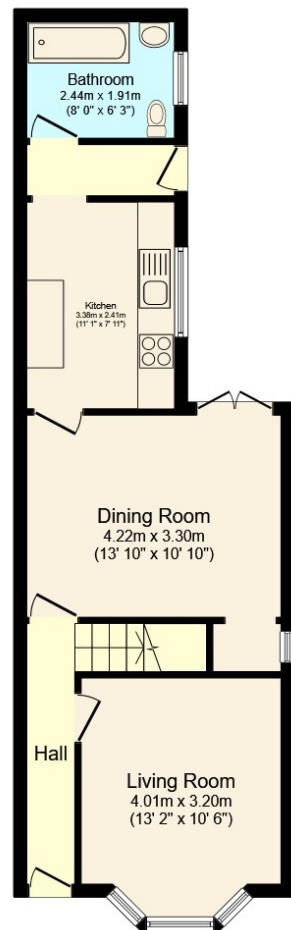
Broadband

Up to 67 Mbps

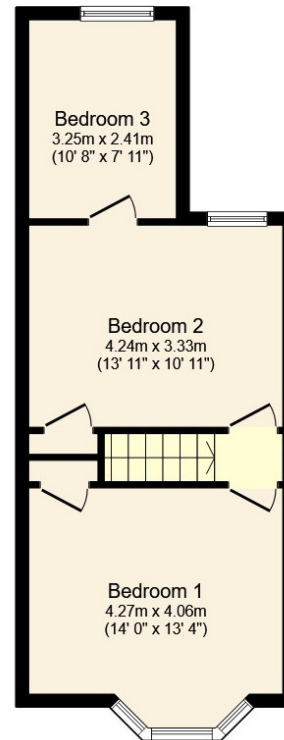


Council Tax

Band C



Ground Floor



First Floor

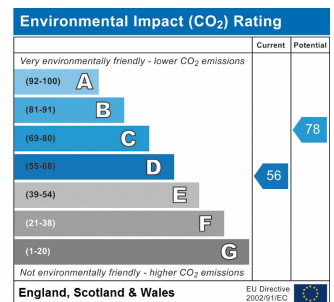
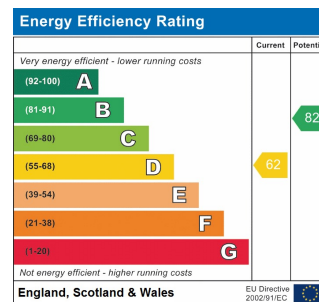
Map Location



Total Approximate Floor Area

958 sq ft / 89 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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2-4 East Street, Horsham, West Sussex, RH12 1HL

