



**Oakhill Road,
Horsham, RH13 5LH**

**Offers Over
£325,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**



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LOCATION

This older style home is set at the end of a small cul de sac, on a good plot in a convenient position, just over half a mile to Horsham main line station, with the vibrant town centre, with its varied selection of shops, restaurants and coffee shops, just a short distance further. For schools, there are a number within a short distance, that include both Millais and Forest senior schools, as well as a number of primary schools, including Kinglsea and Heron Way. The house is also located within either easy walking or cycling distance of St Leonards Forest with its ancient woodland.

PROPERTY

The front door opens into a convenient Porch, which offers the ideal space to remove your shoes before stepping into the house. The Living Room is double aspect and measures over 15ft in length, with fantastic views over the Garden, while the Kitchen is also double aspect and has space for a selection of appliances. Completing the Ground Floor layout is the Utility Room and Family Bathroom which has a

white suite and a window. To the First Floor you will find three generous Bedrooms with the largest measuring 15'5 x 11'4. This semi detached property offers excellent potential (stpp) to extend, as it sits on a large corner plot.

OUTSIDE

A particular feature of this superb property is its large West Facing, corner plot Garden, that offers enormous potential to extend (stpp) this family home. A generous patio provides the perfect space for barbecues in the summer months and leads on to an expanse of lawn, ready for the children to play, or for a keen gardener to make the most of.





Buses

2 minute walk



Shops

One Stop
0.4 miles



Trains

Horsham – 0.5 miles
Littlehaven – 1.5 miles



Airport

Gatwick
11.2 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£1,200 pcm
Rental Yield – 4%



Schools

Kingslea Primary
Heron Way Primary
Forest & Millais



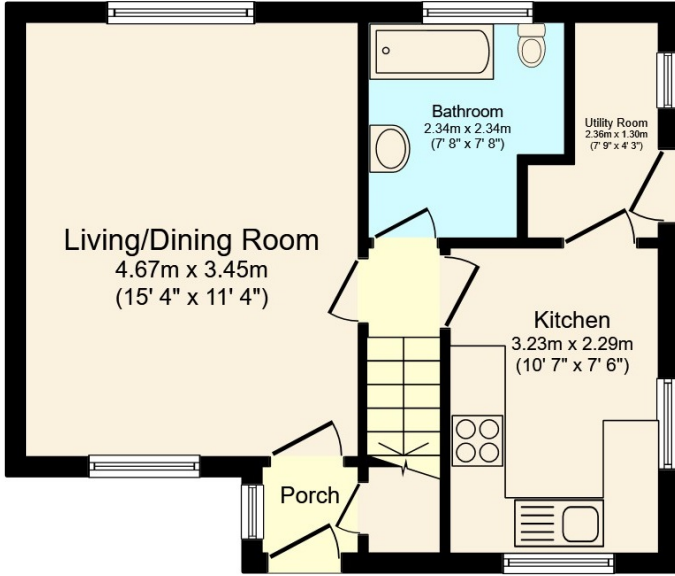
Broadband

Up to 67 Mbps

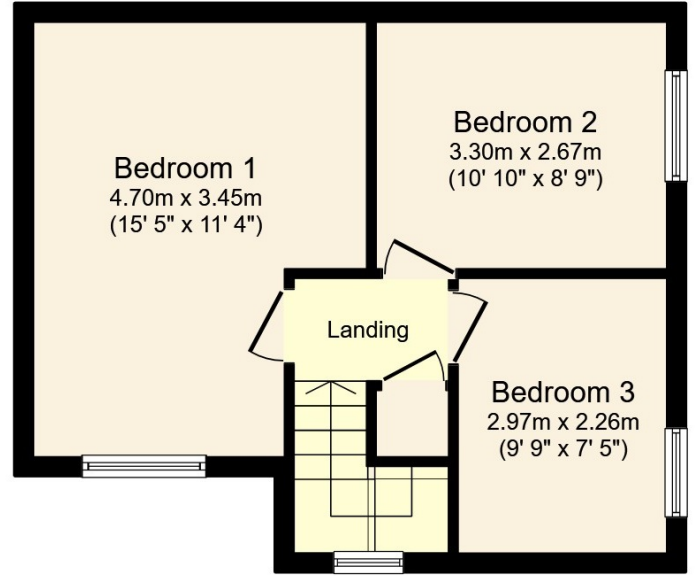


Council Tax

Band C

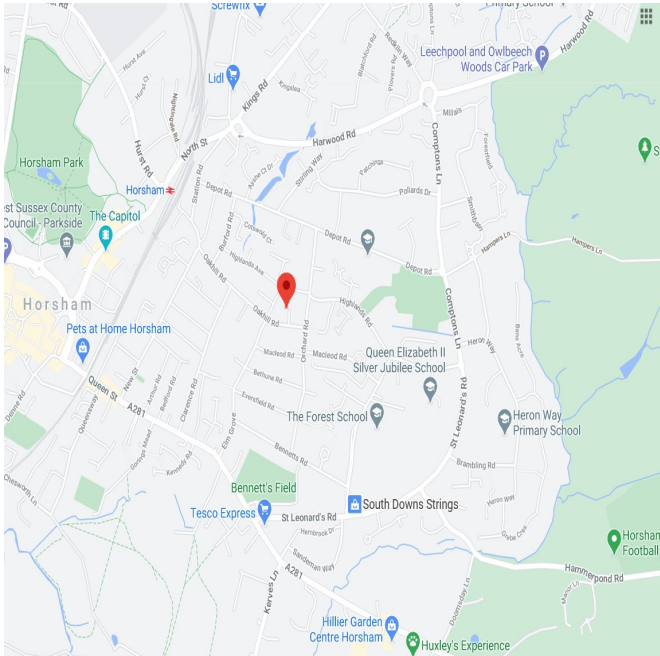


Ground Floor



First Floor

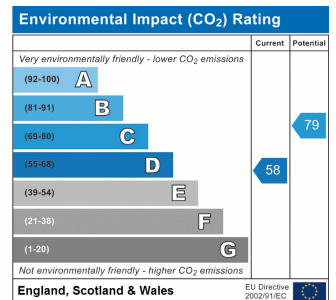
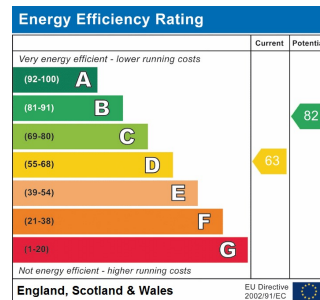
Map Location



Total Approximate Floor Area

775 sq ft / 72 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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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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