



**Sloughbrook Close,  
Horsham, RH12 5JD**

**£595,000**



## Sloughbrook Close, Horsham, RH12 5JD



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### LOCATION

This detached family home is located towards the end of a small cul de sac in North Horsham, which is just over 2 miles from Horsham town centre, 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Littlehaven Station is just a short walk away, with a direct line to Gatwick and London Victoria and there is easy access to the M23 leading to the M25. Local schools include Bohunt Secondary School and All Saints Primary.

### PROPERTY

The front door of this beautifully presented family home opens into a generous Hall, which has stairs rising to the First Floor and doors opening to all Ground Floor Rooms, including the Cloakroom. The double aspect Living Room with central fireplace, is a great size, measuring 20'4 x 9'10 and offers plenty

of space to relax with the whole family, whilst also having sliding doors open out to the Conservatory, which has heating, making it usable all year round, and double doors that spill out to the Rear Garden. The recently refitted Kitchen is a particular feature of this Detached property, measuring over 16ft in length, and offering plenty of space for a dining table. To the First Floor, you will find the bright Family Bathroom with a modern white suite and three generous Bedrooms, all with built in wardrobes. While the Master Bedroom also benefits from an En Suite Shower Room.

### OUTSIDE

This attractive property is set back from the road at the bottom of a quiet cul de sac, with driveway parking leading to the Detached Garage, which has an up and over door, vaulted ceiling offering additional storage and a courtesy door that opens into the Garden. The Front Garden is beautifully looked after, has a path leading to the front door and a gate to the side that takes you into the Rear Garden. Here you will find a large patio, perfect for barbecues in the summer months that leads on to an expanse of lawn with mature borders. This would be the perfect space for the children to play, or for a keen gardener to make the most of. There is also a good size side garden that potentially offers the opportunity for extension (stpp).







#### Buses

1 minute walk



#### Shops

Essentials Store  
0.5 miles



#### Trains

Littlehaven – 0.4 miles  
Horsham – 1.5 miles



#### Airport

Gatwick  
10 miles



#### Roads

M23  
5.7 miles



#### Sport & Leisure

The Holbrook Club  
0.7 miles



#### Rental Income

£1,750 pcm



#### Schools

All Saints Primary  
St Robert Southwell  
Forest & Millais



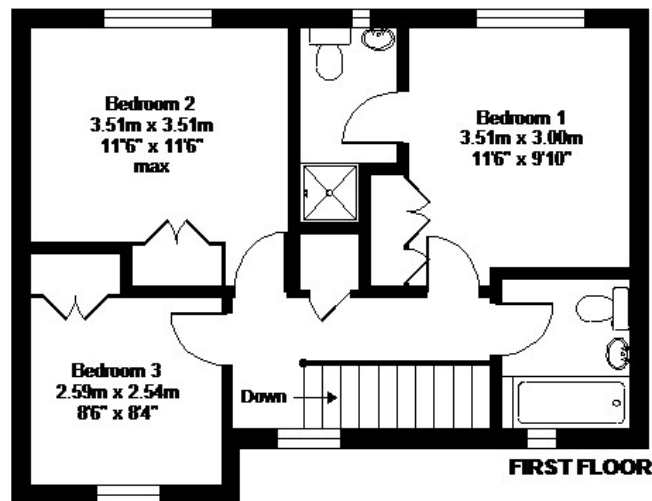
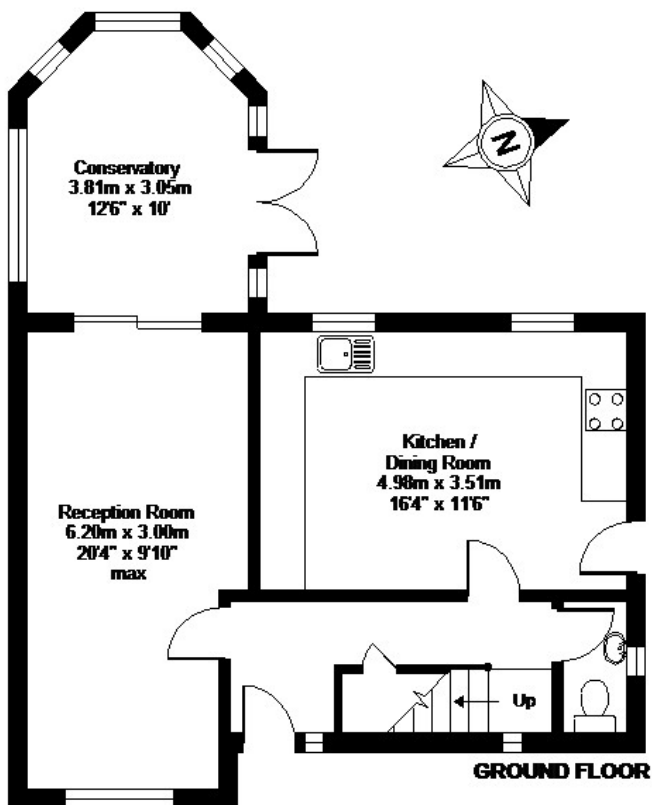
#### Broadband

Up to 67 Mbps

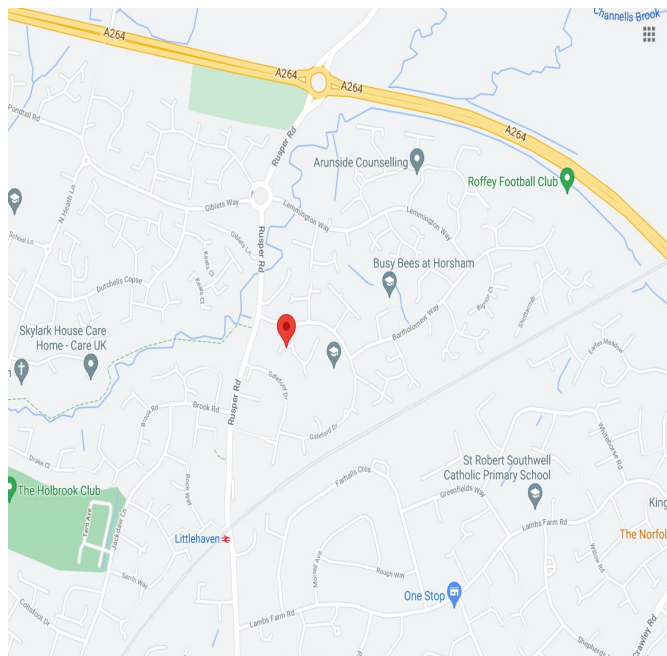


#### Council Tax

Band F



## Map Location



**Total Approximate Floor Area**  
**1,115 sq ft / 104 sq m**

## EPC Rating

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**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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