



12 Brook Road, Horsham

Guide Price £575,000

12 Brook Road

Horsham, West Sussex RH12

This well presented, four bedroom, detached family home offers a superb blend of living and bedroom space arranged over two floors along with a conservatory/garden room and a covered garden entertaining space, it is ideally located with access to Littlehaven mainline train station, Horsham town centre, nearby countryside and a selection of well regarded local schools. To the ground floor; a reception hallway welcomes you and leads into an open plan sitting/dining room which has a light and airy feeling with an Amtico sawn timber wood effect floor running through, there is also the convenience of air-conditioning. The separate kitchen has a range of wall and base cabinets with contrasting work surfaces running through, there is a integrated double oven, a gas hob, dishwasher and space for further freestanding appliances, there is also a tiled floor and a direct access to the rear garden. The conservatory/garden room enjoys views over the rear gardens and has double doors opening directly out to the garden terrace. Also of note to the ground floor is a convenient cloakroom.

To the first floor; the main bedroom enjoys a view to the front of the property, it has fitted cupboard space and also benefits from air-conditioning. The second bedroom also enjoys a view to the front of the property and has a fitted cupboard and wardrobe space, there are two further bedrooms - both of which overlook the rear garden and the family bathroom that has a wall mounted shower over the bath, a wash hand basin and a low level WC; all finished with chrome fittings.

The property has a block paved driveway providing parking for several vehicles, this leads to the garage which has an up and over door. The rear garden is mainly laid to lawn and has a selection of stepped patio terrace areas as well as a timber built covered shelter which is ideal for outdoor barbecues and entertaining. There is also an adjoining store space.

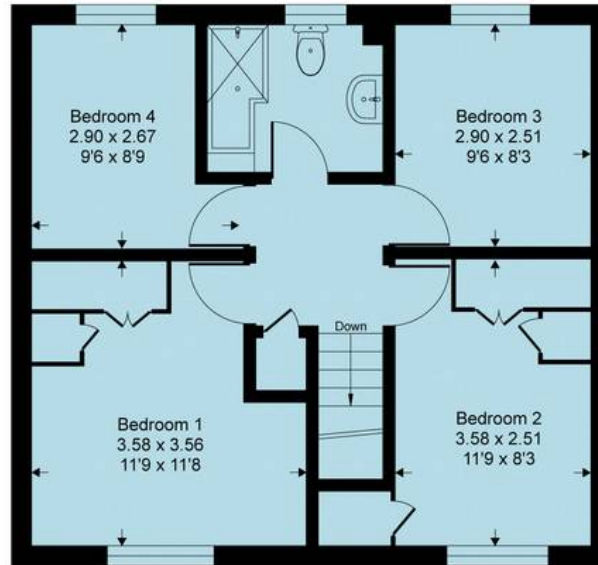


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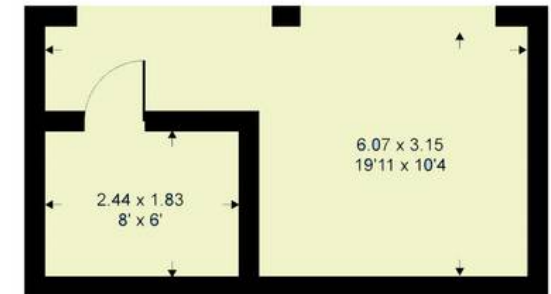
Approximate Gross Internal Area = 103.7 sq m / 1117 sq ft
Approximate Garage Internal Area = 11.7 sq m / 127 sq ft
Approximate Outbuilding Internal Area = 19.1 sq m / 206 sq ft
Approximate Total Internal Area = 134.5 sq m / 1450 sq ft



Ground Floor



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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