



**Morth Gardens,
Horsham, RH12 1JH**

**Offers Over
£525,000**

**01403 272022
brocktaylor.co.uk**

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

Morth Gardens, Horsham, RH12 1JH



THE LOCATION

The property enjoys an ultra-convenient location, in a walkway, directly accessed from one of Horsham's most sought-after roads, The Causeway. This central location means that the house is only a few minutes' walk from Horsham's vibrant town centre, with a wealth of bars, coffee shops and restaurants, predominantly set along East Street and Market Square. The town boasts a wide selection of shopping facilities, from independent retailers, to major High Street brands including The White Company & John Lewis. The town also features an Everyman Cinema, a twice-weekly market and The Capitol Theatre, which is currently undergoing refurbishment. Horsham's main line station provides a direct service to London Victoria in approximately 55 minutes, and is within a short walk of the property.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers well-presented accommodation arranged across two floors, comprising an entrance porch and hall, which leads to a good-sized living room, with a feature fireplace and an attractive bow window that opens into the garden. The kitchen/diner offers a matching opening bow window and includes a good range of modern fitted units, integrated appliances and a wood block work surface. An outer lobby provides useful storage for boots, coats and a bike, along with a downstairs cloakroom with WC.

The first floor features a spacious landing with a spindled bannister, a large main bedroom boasting a wall of fitted wardrobes, and a further double bedroom incorporating a fitted wardrobe and a useful study area, ideal for home workers. The bathroom has been refitted in a Victorian style and includes a roll-edged freestanding bath, a separate shower cubicle, high flush WC and a pedestal wash hand basin.

GARDENS & PARKING

The property is set, just off The Causeway, in a private walkway that offers a high level of seclusion with a sunny South West facing aspect and enclosed by a brick wall and timber gate. The garden is paved providing ample space for a table and chairs or an outdoor sofa, and features raised brick-built flower beds planted with mature shrubs and trees creating a relaxing and tranquil setting. In addition, the property benefits from a garage located just off Denne Road, within a block and fitted with an up-and-over door, together with access to a small storage area (ideal for bin storage), which also houses a timber storage shed. In addition, residents of the property can also apply for a parking permit from Horsham DC, as the property is in Zone E, which currently costs £35 PA.





Buses

5 minute walk



Shops

Town Centre
Location



Trains

Horsham – 0.6 miles
Littlehaven – 1.8 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.7 miles



Sport & Leisures

Pavilions in the Park
0.5 miles



Rental Income

£1,800 pcm



Schools

St Mary's Primary
Tanbridge House



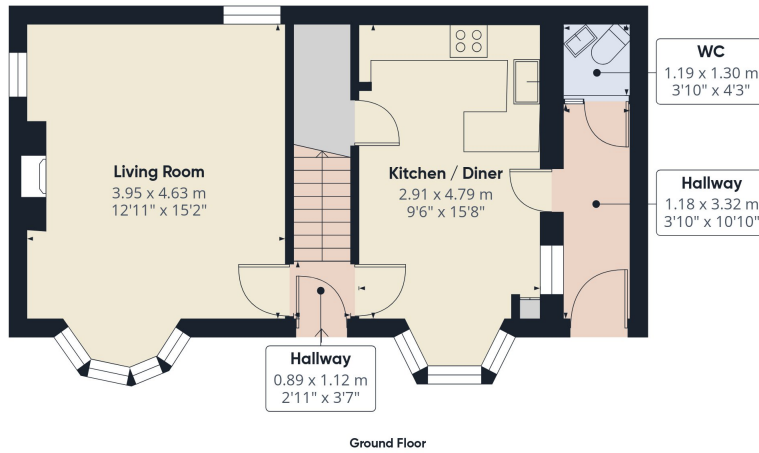
Fibre Broadband

Up to 1600 Mbps

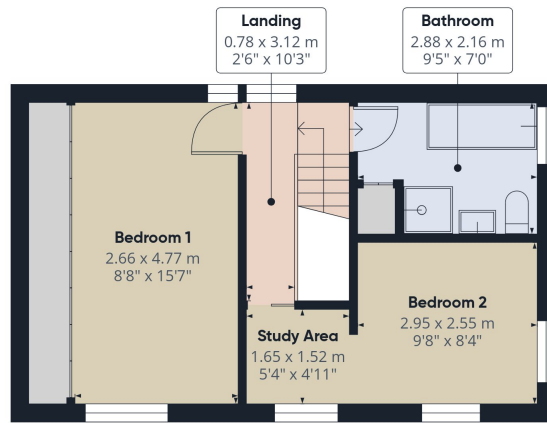


Council Tax

Band E



Ground Floor



Floor 1

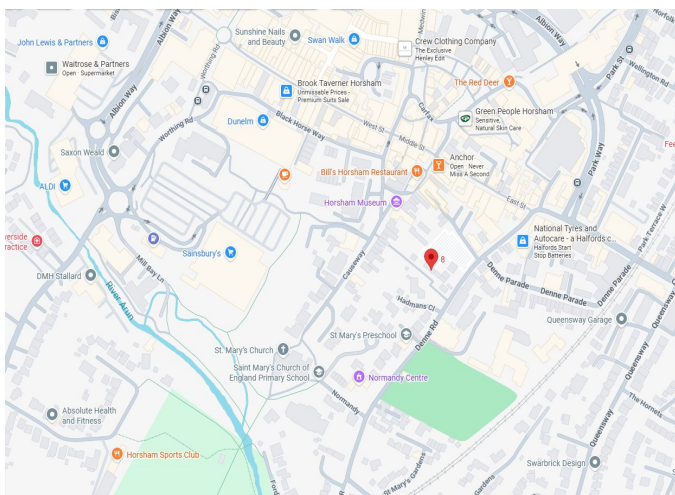
Approximate total area⁽¹⁾
78.9 m²
849 ft²

(1) Excluding balconies and terraces

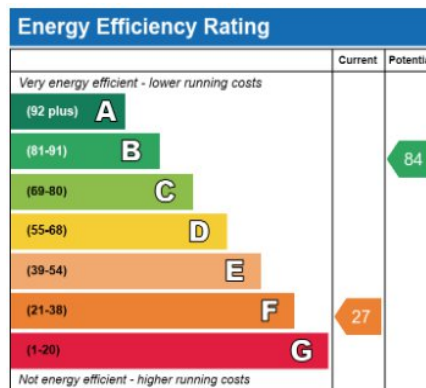
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk