



**Depot Road,
Horsham, RH13 5HN**

**Asking Price
£650,000**

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

LOCATION

This rarely available detached bungalow is close to Horsham mainline station and town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham featuring local produce, or head to East Street, or 'Eat Street' as it is known locally, which has a wide choice of restaurants ranging from independent eateries such as a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. There is ample choice when it comes to activities, and in particular The Pavilions In The Park offers a comprehensive leisure centre with its gym and swimming pools set in Horsham Park. Enjoy a variety of entertainment at The Capitol Arts Centre and Everyman Cinema. For those needing to commute, Horsham Station is a 'stones throw' away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the A24 and M23 leading to the M25. The property is also opposite the well regarded secondary school, Millais for girls. The Forest School is also close by and is a co educational secondary school.

PROPERTY

Tenure: Freehold

Upon entering, you are welcomed by a useful entrance porch leading into a spacious central hallway, complete with built-in storage cupboards providing excellent everyday practicality. The bright and inviting lounge offers a comfortable space to relax, while the separate dining room provides an ideal setting for entertaining family and friends. Alternatively, this versatile room could easily be utilised as a third bedroom, home office, or hobby room, depending on your needs.

The property benefits from two well-proportioned double bedrooms, both offering ample space for furnishings. The generous principal bedroom is enhanced by a range of fitted wardrobes and built-in storage cupboards, providing excellent storage without compromising on living space. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, offering plentiful storage and worktop space, along with a selection of integrated appliances, making it both practical and functional for everyday cooking. To the rear of the property, the impressive conservatory measuring 12'0" x 20'7" provides an additional reception area, flooded with natural light and enjoying a delightful outlook over the substantial rear garden. This peaceful space is perfect for relaxing throughout the seasons while enjoying views of the outdoor surroundings. Completing the accommodation is a well-presented bathroom fitted with a modern suite and shower over the bath, together with the added convenience of a separate WC.

OUTSIDE

A particular highlight of this delightful home is the generous rear garden, offering an excellent outdoor space for both relaxation and entertaining. Predominantly laid to lawn, the garden also features a spacious patio area, providing the perfect setting for al fresco dining, summer barbecues, and entertaining family and friends. Whether you're looking for a safe space for children to play, a haven for keen gardeners, or simply somewhere to unwind, this versatile outdoor area caters to every lifestyle. To the front, the property benefits from a substantial driveway providing off-road parking for multiple vehicles, complemented by a garage for additional parking or useful storage.





Buses

1 minute walk



Shops

One Stop
12 minute walk



Trains

Horsham
15 minute walk



Airport

Gatwick
11.4 miles



Roads

M23
5.8 miles



Sport & Leisures

Pavilions in the Park
1 mile



Rental Income

£2,100 pcm



Schools

Heron Way Primary
Kingslea Primary
Millais
The Forest School



Fibre Broadband

Up to 5000 Mbps

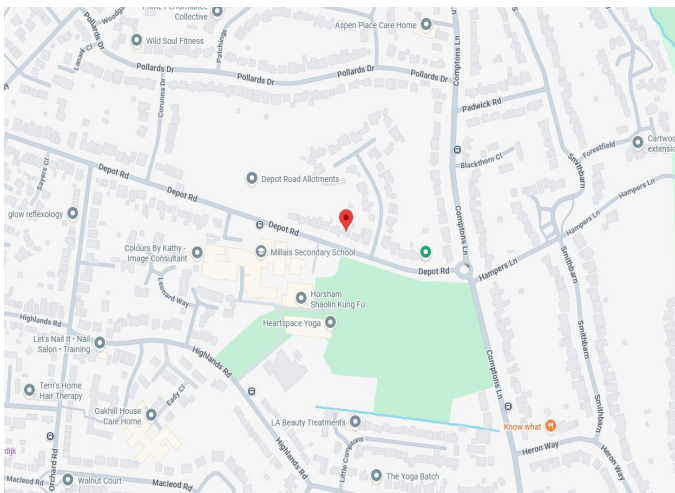


Council Tax

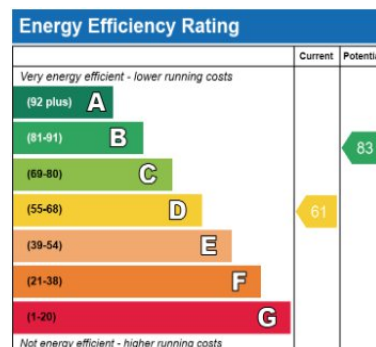
Band E



Map Location



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 no 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.