



**Owlscastle Close,
Horsham, RH12 5YA**

**Asking Price
£325,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Owlscastle Close is an established residential setting in the popular North Horsham area, well placed for everyday convenience and family life. Local shops, a post office, pharmacy and places to eat are within walking distance, while North Heath Community Primary School and Holbrook Sports Club are also nearby. Horsham town centre offers an excellent selection of shops, restaurants, leisure facilities and recreational spaces, with the mainline railway station providing regular services towards London and the South Coast. Road links are equally convenient, giving straightforward access to the A24, A264, Crawley, Gatwick Airport and the wider West Sussex area for commuters.

PROPERTY

Tenure: Freehold

This generously proportioned two-bedroom terraced home offers practical accommodation, making it an excellent choice for first-time buyers, couples, a small family or those looking to downsize without compromising on space. The house is approached through a useful enclosed front porch, providing a welcoming entrance as well as a convenient place for coats and shoes.

Inside, the accommodation has a well-balanced layout, with the living space offering plenty of room for both relaxing and dining. A separate kitchen keeps cooking and food preparation away from the main reception area and provides a practical space for day-to-day use.

Upstairs, the property continues to impress with two double bedrooms, a valuable feature that sets it apart from many homes in this price range. Both rooms offer the flexibility to accommodate bedroom furniture comfortably, while the second bedroom could also work well as a guest room, nursery or home office. The bathroom completes the first-floor accommodation.

Overall, this is a notably good-sized two-bedroom house with a versatile arrangement and excellent potential for its next owner to personalise it. Its combination of two double bedrooms, separate kitchen and established residential position makes it a highly appealing home for a wide variety of buyers.

OUTSIDE PARKING

To the front, the property benefits from an enclosed entrance porch, creating a practical transition between the home and the outside. To the rear is a garden, offering space to sit outside, entertain or create an attractive planted area. The garden provides a valuable extension of the living accommodation during the warmer months and should appeal equally to couples, families and keen gardeners. Parking is provided by a garage situated en bloc, offering secure space for a vehicle or useful additional storage. Further parking is available within the surrounding residential development, subject to availability.





Buses

5 minute walk



Shops

Budgens & Sub-Post Office
6 minute walk



Trains

Littlehaven – 0.8 miles
Horsham – 1.3 miles



Airport

Gatwick
11.4 miles



Roads

M23
6.5 miles



Sport & Leisures

The Holbrook Club
0.3 miles
Pavilions in the Park
1.3 miles



Rental Income

£1,600 pcm



Schools

North Heath Community Primary
Holbrook Primary
Bohunt
Millais



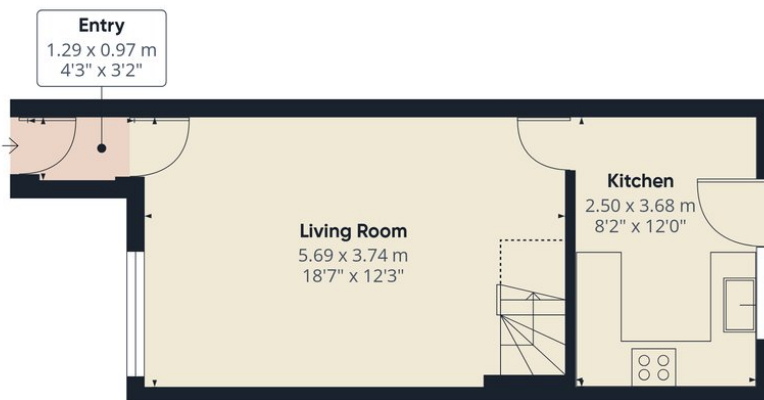
Fibre Broadband

Up to 2000 Mbps

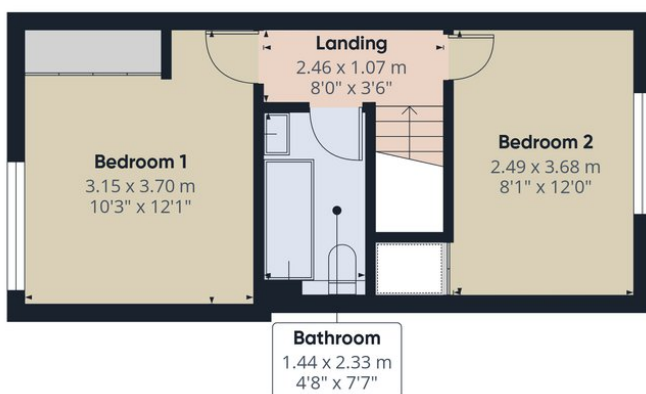


Council Tax

Band C



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]

71.9 m²
774 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

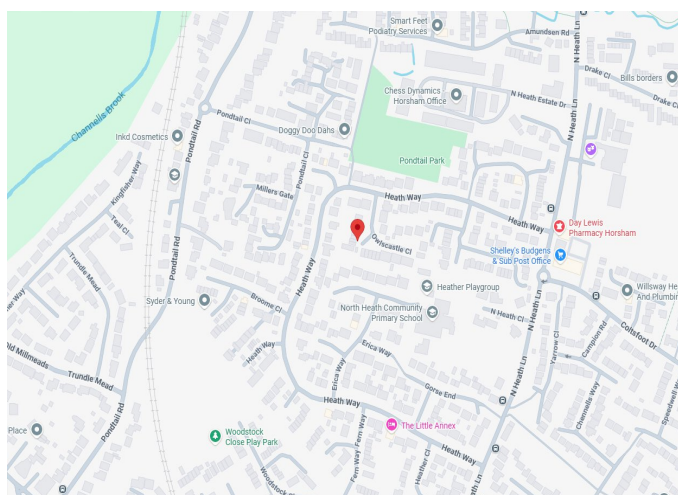
Reduced headroom

Below 1.5 m/5 ft

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

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