



**Copper Beech, Holly Close,
Horsham, RH12 4PA**

**Asking Price
£600,000**

**01403 272022
brocktaylor.co.uk**

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

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LOCATION

Tucked away in the private setting of Holly Close in Horsham, Copper Beech enjoys a position that feels quietly removed from the rush of daily life. A private close naturally creates a sense of community and calm, with minimal passing traffic and a more relaxed pace. It's the kind of setting where neighbours know each other and homes are held onto for many years. Despite its peaceful feel, Horsham's amenities, shops and transport links remain within easy reach, allowing you to enjoy both convenience and tranquillity. This is a location that suits those looking to settle in a well-regarded residential setting.

PROPERTY

Tenure: Freehold

Copper Beech is a well-proportioned three-bedroom bungalow that offers far more than straightforward single-storey living, presenting genuine opportunity for its next owner.

The accommodation is arranged around a welcoming hallway that links the main living and sleeping areas. At the front of the property, the living room offers a comfortable and inviting space to relax, while to the rear the kitchen connects neatly with the dining room enjoying views over the garden and an ideal setting for every day living and entertaining.

Three bedrooms provide flexible accommodation for family living, guests or home working. Bedroom one benefits from the convenience of its own adjoining WC, while a separate shower room serves the remainder of the home.

Comfortable to move straight into, the property also offers clear potential for future enhancement. Natural light and garden outlooks give the interior a bright, relaxed feel, while the overall footprint provides an excellent starting point for those considering reconfiguration or extension, subject to the necessary consents. There is scope to adapt the space to suit changing needs, whether by enlarging living areas, creating a more open-plan layout or adding value over time.

Homes like this nature are particularly appealing to buyers seeking long-term flexibility — a place to enjoy from day one, with the freedom to evolve and personalise in the future. Copper Beech is a home where you can settle into now, with exciting possibilities ahead.

OUTSIDE & PARKING

One of Copper Beech's standout features is its generous outdoor space. The large rear garden offers plenty of room to enjoy gardening, outdoor dining or simply relaxing in a private setting. Established planting adds maturity and greenery, giving the garden a settled feel. The front garden further enhances the approach to the property and provides additional outdoor space. Practicality is covered too, with a garage and car port offering sheltered parking and storage. The size of the plot also supports the property's extension potential, making the outside space as full of possibility as the home itself.





Buses

3 minute walk



Shops

Sainsbury's Local
8 minute walk



Trains

Littlehaven – 1.3 miles
Horsham – 1.9 miles



Airport

Gatwick
10.1 miles



Roads

M23
4.7 miles



Sport & Leisures

Pavilions in the Park
2.1 miles



Rental Income

£2,100 pcm



Schools

Oakfields Primary
Leechpool Primary
Bohunt
The Forest School



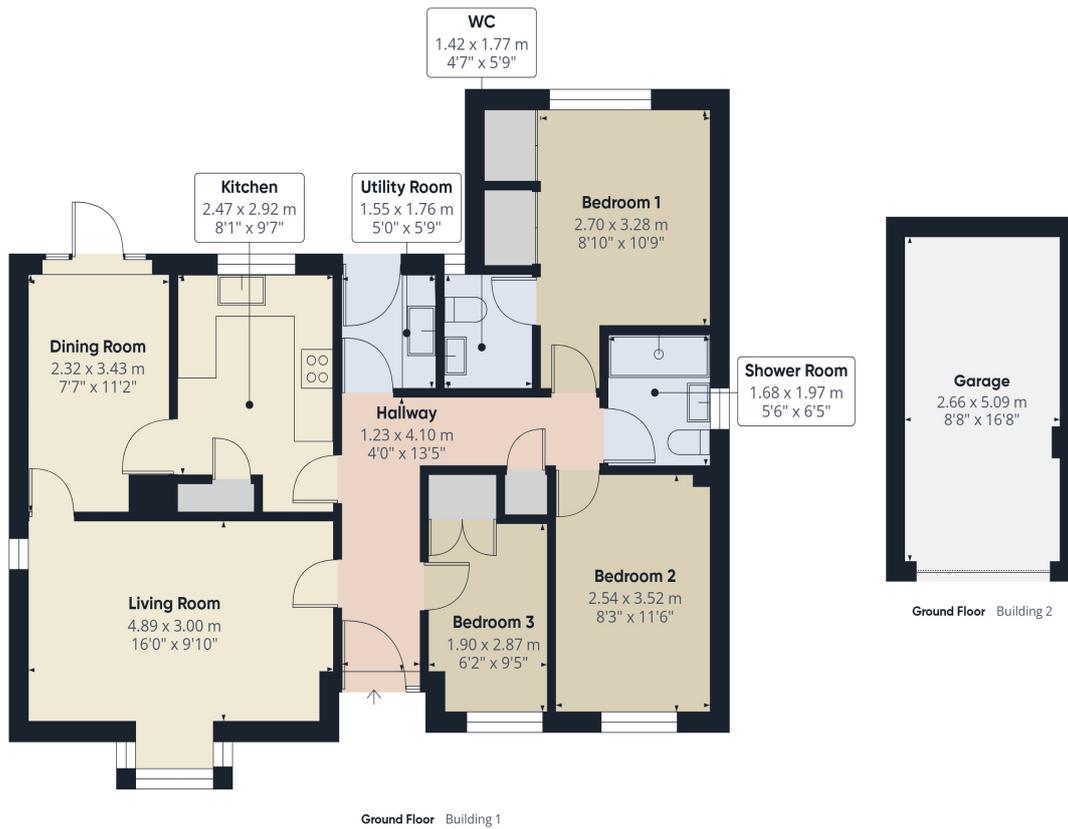
Fibre Broadband

Up to 1600 Mbps

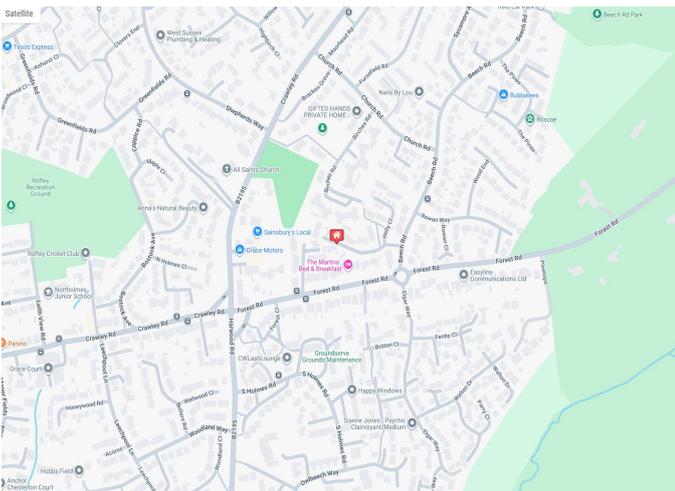


Council Tax

Band E



Map Location



Total Approximate Floor Area
967 sq ft / 89.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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