



**Crawley Road,
Horsham, RH12 4DS**

**Guide Price
£400,000 to £425,000**

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is set within a highly convenient location, midway between Horsham & Littlehaven stations, both of which offer direct services to London Victoria in under an hour. The house is also just a minute's walk from a local shopping parade, which includes a Co-Op convenience store, take-away restaurants and The Star public house. The property is also conveniently located for a number of local schools, including The Forest School, Millais & Bohunt. Horsham's thriving town centre is only a short drive or bus ride away and offers a wide selection of bars, restaurants and coffee shops, along with a twice-weekly market. The town also provides a wide selection of shopping facilities, including John Lewis, an Everyman Cinema & The Capitol Theatre.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious accommodation arranged over three floors. The ground floor features a separate sitting room and dining room, both with feature fireplaces. There is also a separate kitchen fitted with a range of modern floor and wall-mounted units, with space for appliances, a door leading to the garden and access to the bathroom, which is fitted with a modern white suite.

The first floor provides 2-3 bedrooms, including a large bedroom set to the rear that has a separate bedroom/study set off it, which could also be converted to a bathroom (subject to resolving any plumbing requirements). There is also a further double bedroom to the front of the house. The top floor has been converted to create a spacious main bedroom, featuring skylight windows and ample space to house a desk.

GARDENS & PARKING

The property benefits from driveway parking for two vehicles, set directly to the front of the house, with an adjacent flower bed and low-level fencing. To the side of the house there is gated side access that leads a patio set to the rear of the house, with ample space for a table and chairs or outdoor sofa. This leads to a good-sized area of lawned garden, with both flower and shrubs borders, mature hedging, and a storage shed, with fencing.





Buses

2 minute walk



Shops

Co-op Food
2 minute walk



Trains

Littlehaven – 0.6 miles
Horsham – 1 mile



Airport

Gatwick
10.6 miles



Roads

M23
5 miles



Sport & Leisures

Pavilions in the Park
1.2 miles



Rental Income

£1,950 pcm



Schools

Oakfields Primary
Leechpool Primary
Millais
The Forest School



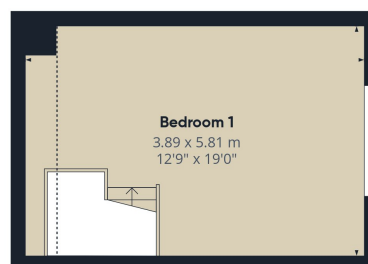
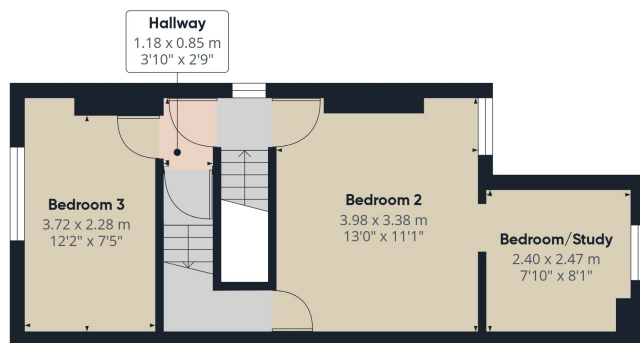
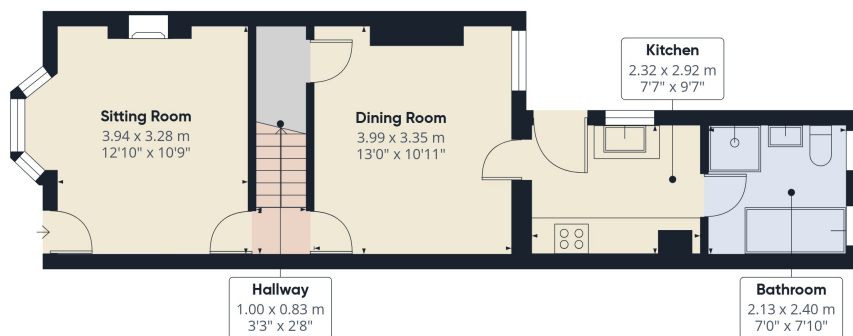
Fibre Broadband

Up to 2000 Mbps



Council Tax

Band C



Approximate total area⁽¹⁾

94.2 m²
1014 ft²

Reduced headroom

1.9 m²
21 ft²

(1) Excluding balconies and terraces

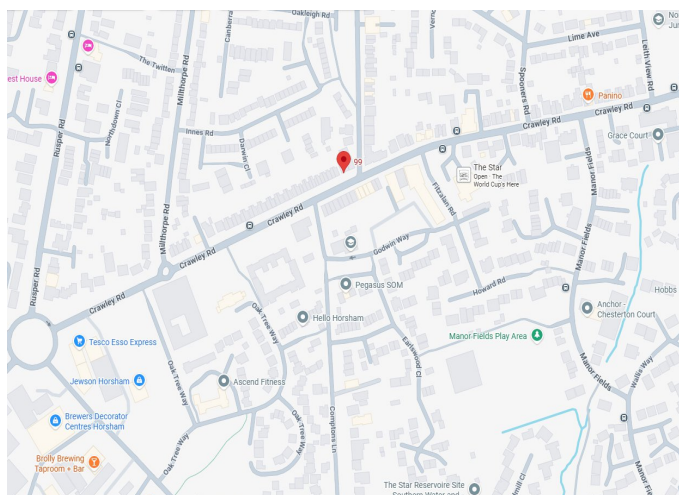
Reduced headroom

..... 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77

Viewing arrangements by appointment through Brock Taylor

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