



**Bartholomew Way,
Horsham, RH12 5JL**

**Asking Price
£800,000**

**01403 272022
brocktaylor.co.uk**

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

Bartholomew Way, Horsham, RH12 5JL



LOCATION

This detached home is set within an enviable location to the North of Horsham, approximately 2.5 miles distant from the town centre. Horsham, is 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 for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, offers a wide choice of restaurants ranging from Pizza Express to Smith and Western. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property.

PROPERTY

Tenure: Freehold

The front door of this gorgeous detached home opens into a spacious hallway that allows access to all rooms on the ground floor and houses the staircase. The house has a very natural flow. The lounge is a great size, with flexibility for furniture placement, and has beautiful glass double doors that open up into a dining room. The impressive kitchen/diner certainly provides a real 'wow factor'. The kitchen features a range of floor and wall mounted units, offering extensive storage space, while the large centre island provides ample worktop space.

The dining area flows seamlessly into a spacious conservatory, which is flooded with natural light and provides the perfect setting for relaxing summer evenings. Additional practicality is provided by the utility room, accessed via the kitchen/diner. This space includes a second sink, room for both washing and drying appliances, and a door leading to the side of the property. Completing the ground floor is a WC and a separate study, which enjoys natural light through an attractive bay window. Upstairs, the property offers four double bedrooms, all benefiting from fitted wardrobes that provide ample storage while still allowing plenty of space for additional bedroom furniture. The main bedroom and bedroom two each feature en-suite shower rooms with spacious walk in showers and modern tiling. The family bathroom is generously sized and fitted with a contemporary white suite and stylish modern finishes.

OUTSIDE

To the front of the property is an attractive paved frontage, with a path leading down the side of the home to the driveway, which is large enough for numerous vehicles and allows access to the double garage. The garage is fitted with power, additional roof storage, and a side door providing convenient access to the rear garden. The beautifully maintained rear garden features a large patio area, ideal for garden furniture, which leads onto a well-kept lawn. The garden can also be accessed via a side gate leading to the front of the property.





Buses

1 minute walk



Shops

Convenience Store
0.6 miles



Trains

Littlehaven – 0.8 miles
Horsham – 2.1 miles



Airport

Gatwick
10.9 miles



Roads

M23
6.2 miles



Sport & Leisures

The Holbrook Club
1.2 miles
Pavilions in the Park
2.2 miles



Rental Income

£2,750 pcm



Schools

All Saints CofE Primary
Bohunt
The Forest School



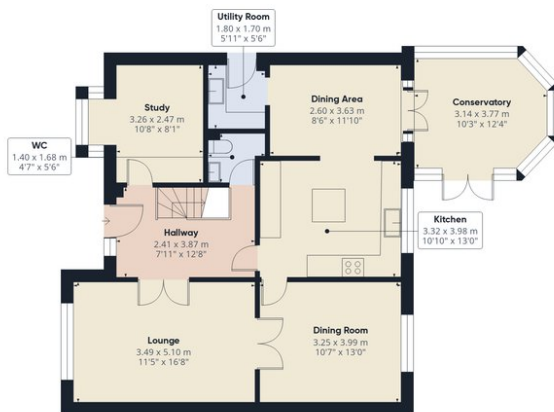
Fibre Broadband

Up to 900 Mbps

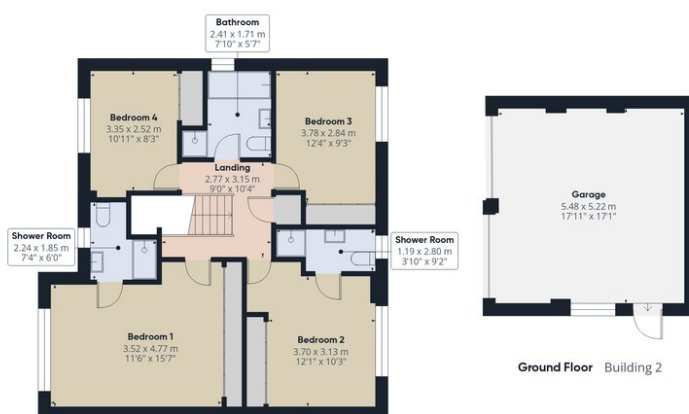


Council Tax

Band G



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

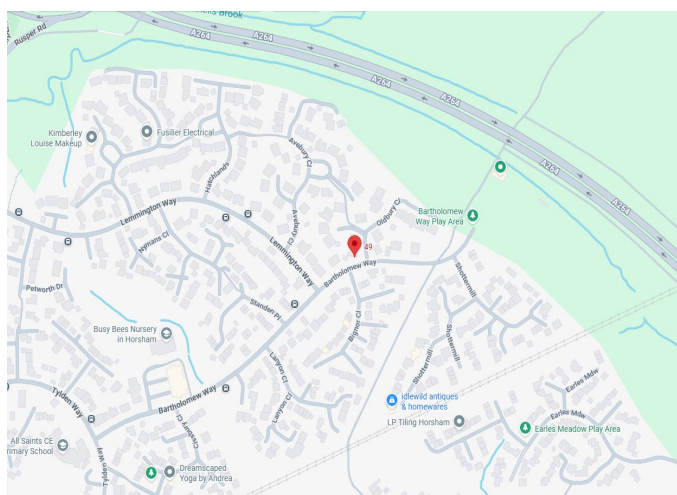
Approximate total area⁽¹⁾
193.1 m²
2080 ft²

(1) Excluding balconies and terraces

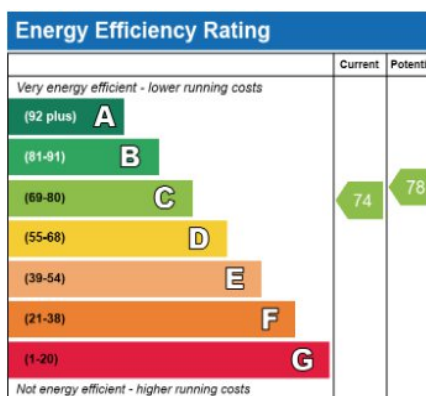
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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