



**Red Deer Close,
Horsham, RH13 5UG**

**Offers In Excess Of
£450,000**

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

LOCATION

This greatly extended link detached property is set within an enviable location, in a small cul de sac in North East Horsham. 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, where there is 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. The property also sits within catchment of some of the area's most popular schools, which includes The Forest School and Millais.

PROPERTY

Tenure: Freehold

The front door of this spacious family home opens into an entrance hall, complete with a useful storage cupboard, ideal for coats and shoes, along with a convenient downstairs WC.

From the hall, a door leads through to an inner area where stairs rise to the first floor, while a further door opens into the living area. The living room is a great space flooded with natural light offering plenty of space for all the family to relax and enjoy. This flows into the dining area within the same open-plan space, ideal for family meals, and leads through to the kitchen. The kitchen overlooks the rear garden and is fitted with a range of floor and wall mounted units. A door from the kitchen leads through to a useful utility room, which provides access to both the garage and the rear garden, adding to the practicality of the home. To the first floor you will find two generous double bedrooms, both with plenty of space for built in wardrobes, and a good size third bedroom, ideal for children or home office. The family bathroom is great size with a shower over the bath.

OUTSIDE

This family home is sat on a corner plot with a generous driveway providing off street parking for two cars as well as a garage. To the side of the house gated access opens into the rear garden which includes a brick paved patio, that would be perfect for barbecues in the summer months. This leads to an area of mature shrubs and plants and at the bottom of the garden you will find a small storage shed perfect for gardening equipment.





Buses

6 minute walk



Shops

Sainbury's Local
9 minute walk



Trains

Horsham – 1.4 miles
Littlehaven – 1.4 miles



Airport

Gatwick
10.5 miles



Roads

M23
4.9 miles



Sport & Leisures

Pavilions in the Park
1.5 miles



Rental Income

£tbc pcm



Schools

Leechpool Primary
Oakfields Primary
The Forest School
Millias



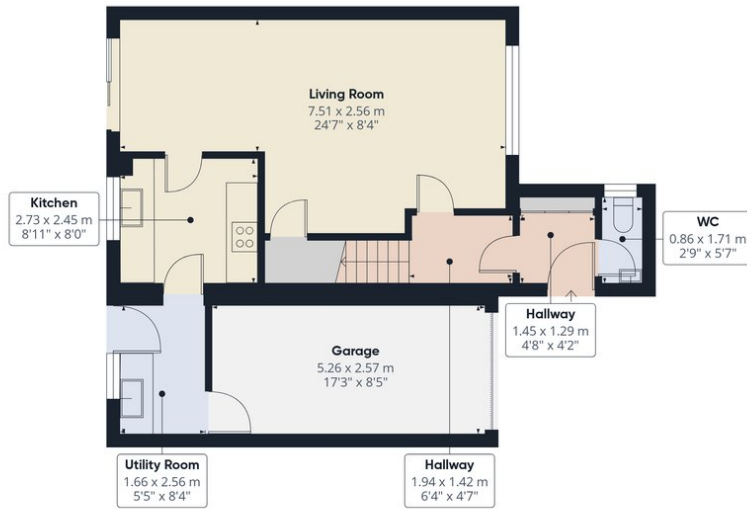
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band E



Ground Floor



Floor 1

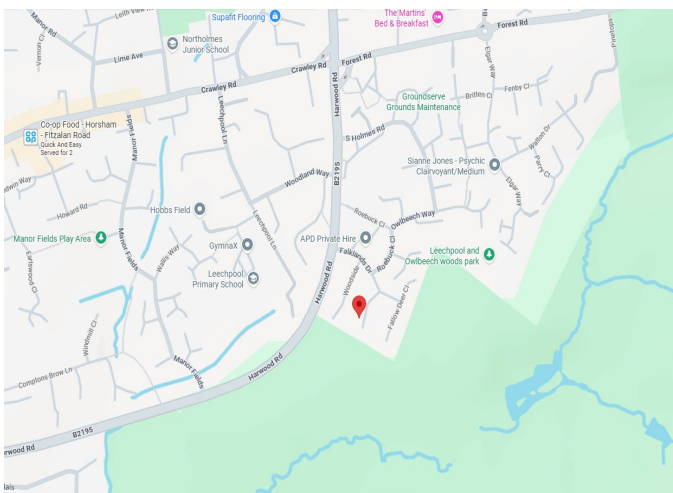
Approximate total area¹
94.4 m²
1017 ft²

(1) Excluding balconies and terraces

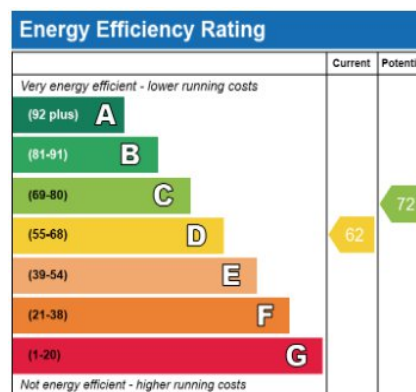
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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