



**Crawley Road,  
Horsham, RH12 4ET**

**Offers Over  
£450,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

### THE LOCATION

The property is conveniently positioned, set back from the Crawley Road, and so provides good access to Horsham and the surrounding areas. There is a Sainsbury's local store only a few minutes walk away from the property, with an alternative parade of shops a short walk further, offering a Co-op supermarket, take-away restaurants, a post office and The Star pub. Littlehaven Station, provides a direct service to London Victoria (55 mins) and is less than a mile from the property. The thriving market town of Horsham is a short drive, or bus ride away and offers a wide range of shopping and dining facilities, a twice-weekly market, Everyman Cinema and The Capitol Theatre.

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers an interesting history, having been built to accommodate nurses working at the former hospital on Crawley Road in 1912. It now features many original features, including attractive cast-iron fireplaces and high ceilings, with an expansive loft, ripe for conversion (STPP), that was re-roofed approximately 12 years ago. There is a refitted kitchen/breakfast room, a separate sitting room, with an attractive open fireplace, a family or

dining room, two bedrooms, an en suite shower room and a modern white bathroom suite. However, the current owner adapted the accommodation to its current layout and created the central hallway, which could be changed or removed to enlarge the second bedroom.

### GARDENS AND PARKING

The property is enclosed to all sides, with an attractive brick wall and iron railings to the front of the building, with a central pathway flanked by a shingled front garden. Pathways run along both sides of the property, each extending the full depth of the building, with mature hedging to both sides and the rear. The rear garden is laid to paving, with external lighting, an inset flower bed and gated access to a double-width driveway, which in turn leads to a DETACHED GARAGE (18'4 x 15'3) featuring an electric remote controlled up-and-over door, power, lighting and a door to the garden.





**Buses**

2 minute walk



**Shops**

Sainsbury's Local  
4 minute walk



**Trains**

Littlehaven – 0.8 miles  
Horsham – 1.3 miles



**Airport**

Gatwick  
10.3 miles



**Roads**

M23  
4.7 miles



**Sport & Leisures**

Pavilions in the Park  
1.4 miles



**Rental Income**

£1,600 pcm



**Schools**

Oakfields Primary  
Leechpool Primary  
Millais  
The Forest School



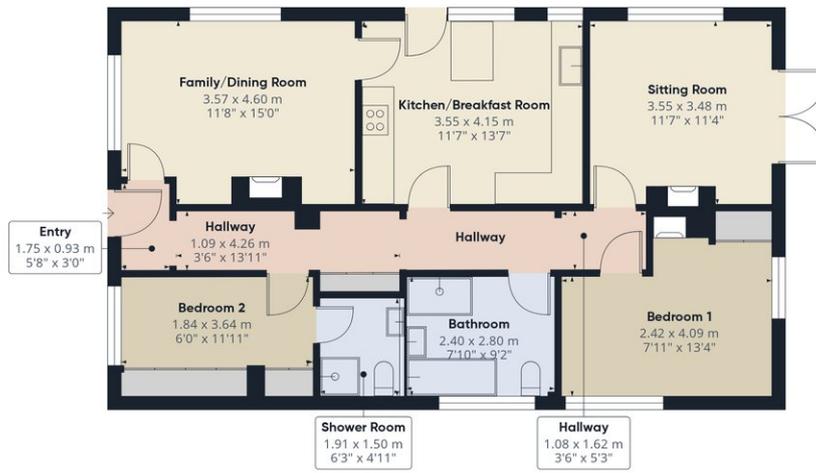
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

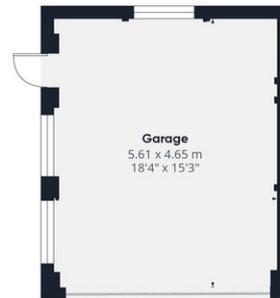
Band E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**  
 197.6 m<sup>2</sup>  
 2124 ft<sup>2</sup>  
**Reduced headroom**  
 51.9 m<sup>2</sup>  
 558 ft<sup>2</sup>

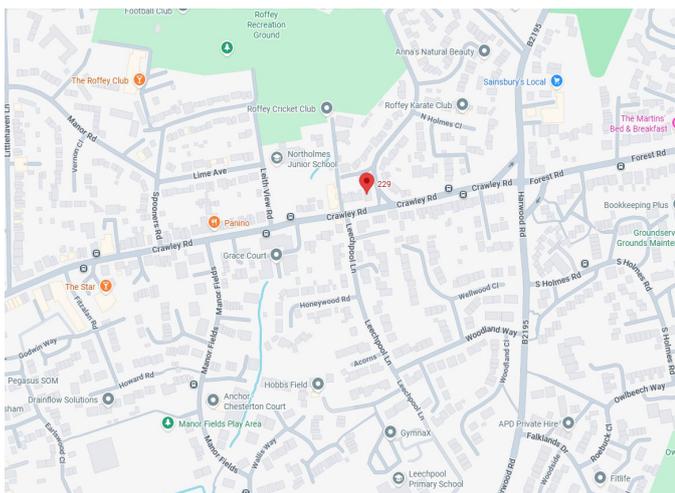
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

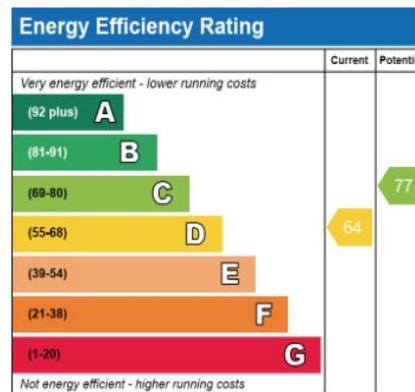
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating



Viewing arrangements by appointment through Brock Taylor

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