



**Sedgwick Lane  
Horsham, RH13 6QE**

**£550,000**

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



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## LOCATION

This fantastic property is situated in a highly sought after rural location to the South East of Horsham, yet is conveniently only 1.5 miles 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol arts centre and Everyman Cinema. Horsham Station is a short drive away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

## PROPERTY

Tenure: Freehold

We are delighted to present this semi-detached property for sale, situated in a desirable location that offers both the charm of the countryside and the convenience of town living. This property is ideal for families or couples seeking a tranquil setting with the potential to put their own stamp on it. While the property needs modernising, it boasts unique features and an abundance of potential. Enter through an inviting entrance hall that sets the tone for the rest of the house. The property hosts one spacious reception room, bathed in natural light thanks to its large bay window. This open-plan lounge and dining room offers a serene garden view and has a double aspect, allowing for an abundance of light throughout the day. The property benefits from a kitchen, filled with natural light and offering ample work

surfaces and plenty of storage. The kitchen also features a convenient larder and provides access to a lobby and a downstairs WC with useful storage. The property offers three bedrooms. The master bedroom is a spacious, double with built-in wardrobes, filled with light from the bay window. The second bedroom, also a double, offers stunning views and built-in storage. The third bedroom, while not as large, is still spacious and offers natural light and pleasant views. The bathroom has a double aspect and is fitted with a bath and overhead shower, catering to all preferences.

## OUTSIDE

One of the most compelling features of this property is undoubtedly its outdoor space. A gated driveway can accommodate multiple cars, leading down the side of the property to the detached garage. The rear garden is a true showstopper, with different sections and far-reaching views. The top half has a neat patio area and is laid to lawn with a greenhouse and summer house. Descend the steps to the vegetable garden, and further down, a pathway leads you through a wooded copse down steps to a secret garden. This expanse of lawn with a patio seating area is private and serene, with the river running along the bottom and woodland views. In conclusion, this property offers a unique opportunity to acquire a home that blends the peace of the countryside with the convenience of town living. With its beautiful views, spacious rooms and potential for personalisation, it is perfect for those looking to create their dream home. The property's stunning outdoor space and views are a rare find and offers a tranquil retreat from the hustle and bustle of daily life.





#### Buses

13 minute walk



#### Shops

Tesco Express  
0.9 miles



#### Trains

Horsham – 2 miles  
Littlehaven – 2.5 miles



#### Airport

Gatwick  
12.6 miles



#### Roads

M23  
6.5 miles



#### Sport & Leisure

Pavilions in the Park  
2.1 miles



#### Rental Income

£1,950 pcm



#### Schools

Heron Way Primary  
St Andrew's CofE Primary  
The Forest School  
Millais



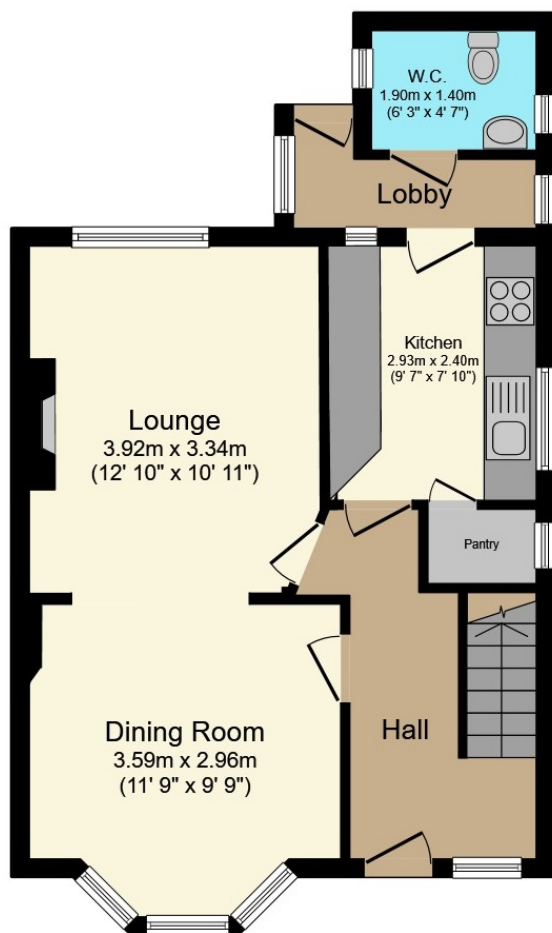
#### Broadband

Up to 500 Mbps

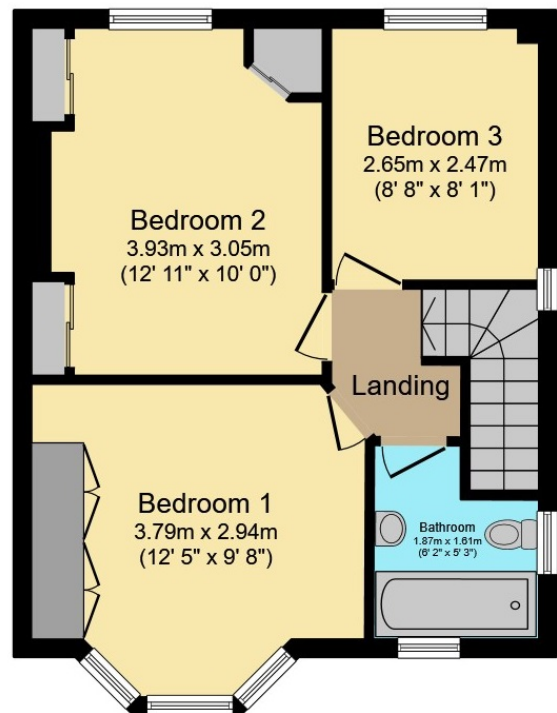


#### Council Tax

Band D

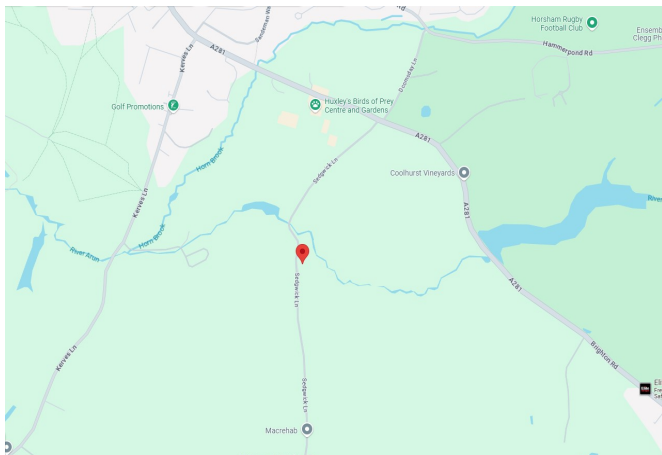


Ground Floor



First Floor

#### Map Location



#### Total Approximate Floor Area

**975 sq ft / 91 sq m**

#### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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 not 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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2-6 East Street, Horsham, West Sussex, RH12 1HL

