



**Heath Way, Horsham
RH12 5XF**

Asking Price £400,000

01403 272022
brocktaylor.co.uk

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

LOCATION

Heath Way is a popular residential road on the western side of Horsham, offering an excellent balance of convenience and everyday living. Horsham town centre is approximately 0.9 miles away and provides an excellent range of shops, cafés, restaurants and leisure facilities. Horsham's mainline railway station is approximately 1.1 miles away, offering regular services to London Victoria, London Bridge and Gatwick Airport, whilst Littlehaven Station is also around 0.9 miles away. The area is well served by local schools, parks and open green spaces, together with excellent road links via the A24 and A264, making it an ideal location for families and commuters alike.

PROPERTY

Located on the ever-popular Heath Way, this well-presented three-bedroom terraced home offers generous living space, a sunny rear garden and a detached garage, making it an excellent opportunity for first-time buyers, families or anyone looking for a home they can move straight into whilst adding their own personal style over time.

The accommodation begins with an entrance hall leading into a spacious open-plan living and dining room, creating a bright and versatile living space with direct access to the rear garden. The separate fitted kitchen offers a range of wall and base units together with a door leading outside.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single,

all served by the family bathroom.

Outside, the sunny rear garden enjoys a paved seating area leading onto the lawn, creating a fantastic space for relaxing or entertaining during the warmer months. To the rear of the garden is a detached garage, providing excellent storage whilst also offering fantastic potential for a home office, gym or to adapt to suit a growing family's needs, subject to any necessary consents.

Well maintained throughout and competitively priced to sell, this is a fantastic opportunity to purchase a home in a highly convenient Horsham location.

OUTSIDE & PARKING

The rear garden enjoys a sunny aspect and has been designed for easy maintenance, with a paved patio ideal for outdoor dining leading onto an area of lawn, complemented by mature planting and established boundaries. Positioned at the rear of the garden is a detached garage, providing valuable storage whilst also offering excellent potential as a home office, gym or flexible space to suit a family's changing needs. The outdoor space is ideal for entertaining, children to enjoy or simply making the most of the sunshine throughout the day.





Buses

4 minute walk



Shops

Budgens & Post
Office
7 minute walk



Trains

Horsham – 1 mile
Littlehaven – 0.8 miles



Airport

Gatwick
13.7 miles



Roads

M23
6.2 miles



Sport & Leisures

Holbrook Club - 0.4 miles
Pavilions in the Park
1 mile



Rental Income

£tbc pcm



Schools

North Heath Primary
Holbrook Primary
The Forest School
Millais



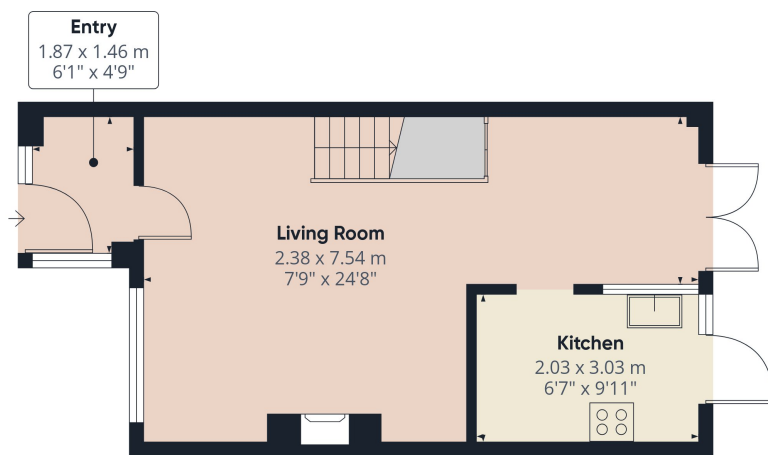
Fibre Broadband

Up to tbc Mbps

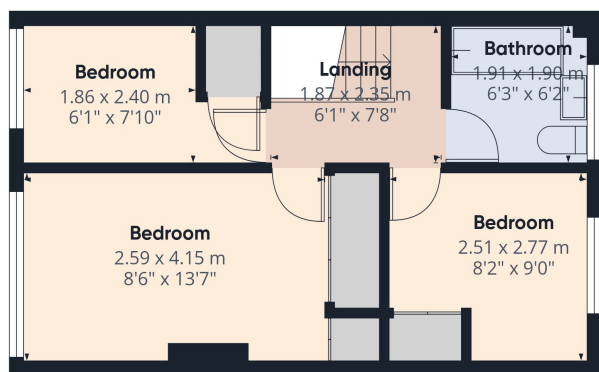


Council Tax

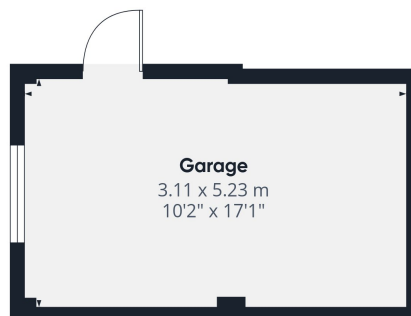
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

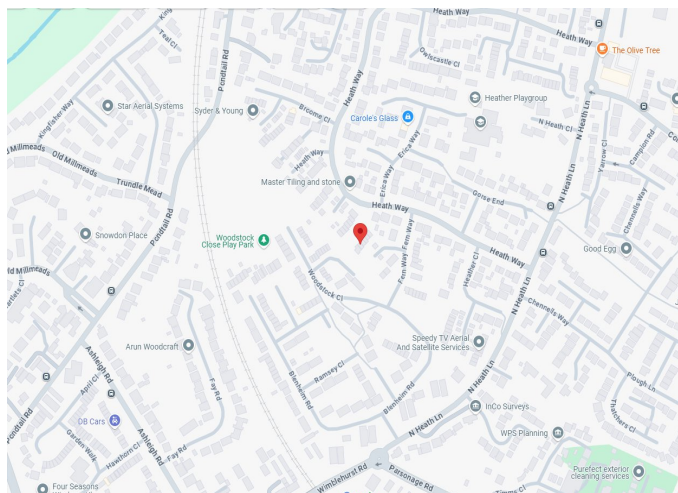
Approximate total area⁽¹⁾
83.6 m²
900 ft²

(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



Total Approximate Floor Area
83.6 sq m / 900 sq ft

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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