



**Englefield,
Horsham, RH12 1UW**

**Offers In Excess Of
£300,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

This beautifully presented 2 bedroom home is set within a small cul de sac on the ever-popular Hills Farm Development, located to the west of Horsham and offering good access to the A24 and A281. The property is also set within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned in Horsham and within walking distance of the thriving historic market town centre 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, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote.

PROPERTY

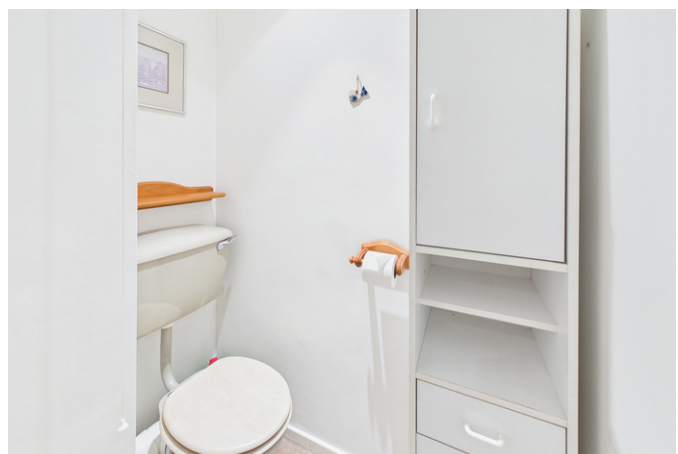
Tenure: Freehold

The property is a freehold terraced house and offers well-proportioned accommodation, arranged across two floors, with potential for further improvements and updating. The ground floor features a living room, with ample space for sofas and other furniture with a double

glazed window overlooking the front garden. To the rear of the house is a spacious kitchen/dining room that has a good range of floor and wall mounted units, extensive work surfaces and a door to the garden. On the first floor, the main bedroom is set at the back of the house. The second bedroom overlooks the front garden space and is a good size for a home office or single bed. In addition, there is a family bathroom made up by a three piece bathroom suite.

GARDEN

To the front of the house there is a small front garden, laid to lawn, with a walkway to the front door. To the rear, there is an enclosed garden, bordered by fencing with gated rear access. It features a paved patio leading to a shingled area, creating a low-maintenance space, along with a timber storage shed and an allocated parking space directly behind the gate.





Buses

2 minute walk



Shops

Tesco Extra
10 minute walk



Trains

Horsham – 1.6 miles
Littlehaven – 2.9 miles



Airport

Gatwick
16.4 miles



Roads

M23
7.8 miles



Sport & Leisures

The Bridge Leisure Centre
10 minute walk



Rental Income

£1,600 pcm



Schools

Arunside
St John's Catholic Primary
Tanbridge House



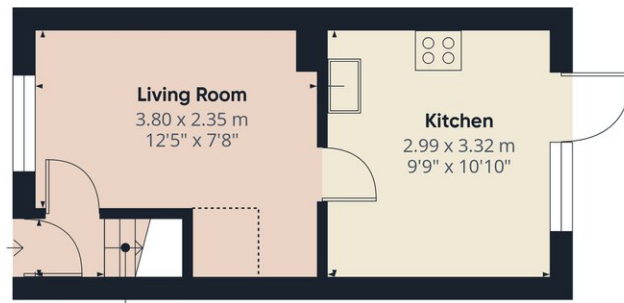
Fibre Broadband

Up to 1600 Mbps



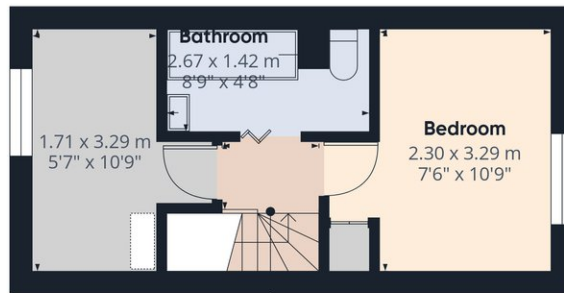
Council Tax

Band C



Hallway
1.01 x 0.87 m
3'3" x 2'10"

Ground Floor



Landing
1.28 x 0.88 m
4'2" x 2'10"

Floor 1



Approximate total area^m
42.4 m²
456 ft²

Reduced headroom
0.8 m²
9 ft²

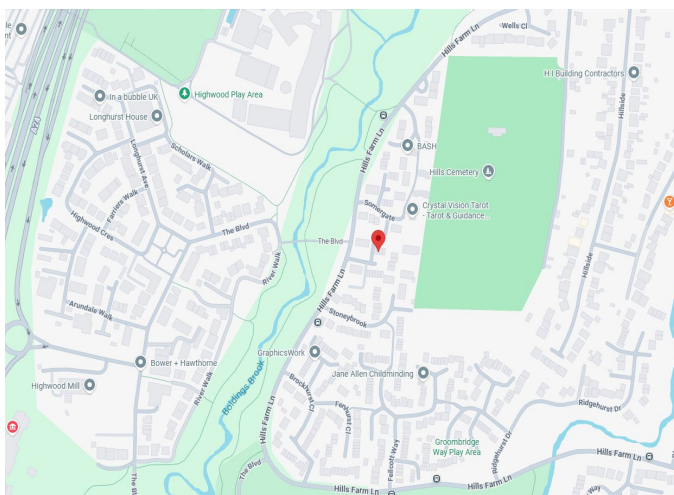
(1) Excluding balconies and terraces

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

01403 272022
horshamsales@brocktaylor.co.uk

