



**Brockhurst Close,
Horsham, RH12 1UY**

**Offers Over
£400,000**

01403 272022
brocktaylor.co.uk

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

LOCATION

The property is set at the end of a cul-de-sac, within the popular Hills Farm Lane development, ideally placed within a short walk of the outstanding Tanbridge House school. The house is also within easy access of Horsham's vibrant town centre, that offers a wide selection of shopping facilities, from independent retailers to major High Street brands, including John Lewis, Oliver Bonas and The White Company. The town also features a twice-weekly market, an Everyman Cinema, The Capitol Theatre and the picturesque Horsham Park, with acres of open spaces and public tennis courts. The house is also less than 1 mile from the A24, for easy access to Guildford, the South Coast and M23, with a Tesco Extra supermarket approximately 1 mile away.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property has recently undergone a complete refurbishment and now offers newly decorated accommodation, including a refitted kitchen/diner incorporating a newly installed hob, oven and appliances, together with a spacious living room on the ground floor featuring attractive newly fitted Karndean-style flooring.

On the first floor there is a large main bedroom positioned at the front of the house, along with two further bedrooms and a contemporary bathroom fitted with a new white suite. The house also benefits from new carpets to the stairs and first floor, double glazing and a newly fitted boiler and central heating system, including new radiators throughout.

GARDENS & PARKING

To the front of the house there is driveway parking for two vehicles, together with gated side access leading to the rear garden. In addition, there is a garage, set in a nearby block, featuring an up-and-over door and a pitched roof providing useful overhead storage. To the rear, there is an attractive, sunny garden that is south-facing and includes a shingled patio area leading onto an area of lawn bordered by mature, well-stocked flower and shrub beds, enclosed by new fencing and complemented by a good-sized timber storage shed.





Buses

2 minute walk



Shops

Tesco Extra
15 minute walk



Trains

Horsham – 1.9 miles
Littlehaven – 3.2 miles



Airport

Gatwick
14.8 miles



Roads

M23
8.2 miles



Sport & Leisures

The Bridge Leisure Centre
15 minute walk



Rental Income

£1,850 pcm



Schools

Arunside Primary
Tanbridge House



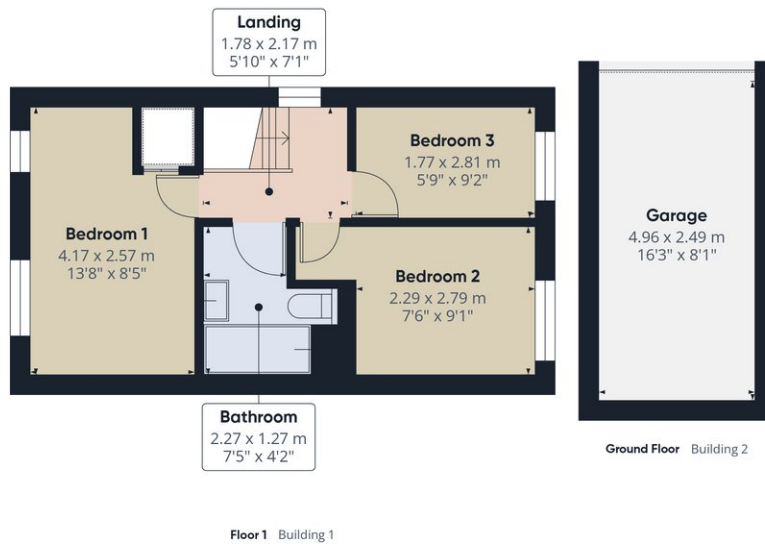
Fibre Broadband

Up to 1130 Mbps



Council Tax

Band C



Approximate total area^m
 75.1 m²
 808 ft²

Reduced headroom
 1.4 m²
 15 ft²

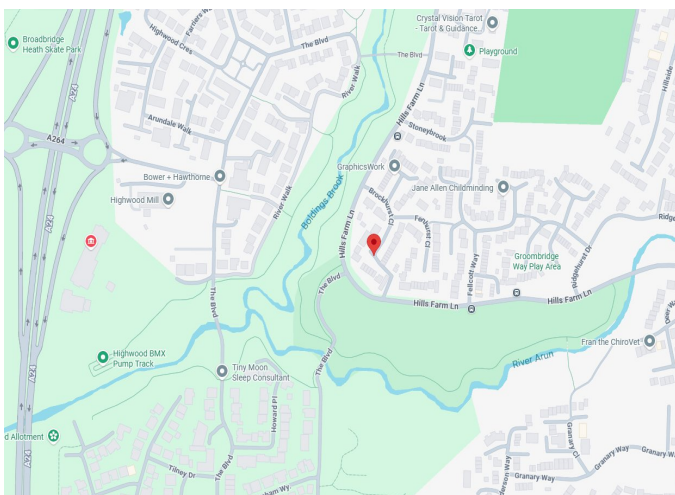
(1) Excluding balconies and terraces

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Viewing arrangements by appointment through Brock Taylor

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