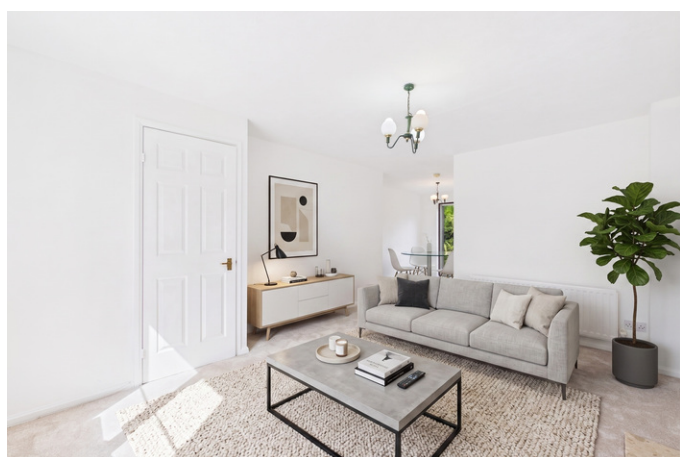




**Ropeland Way, Horsham,
RH12 5NY**

**Offers Over
£400,000**

01403 272022
brocktaylor.co.uk

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



1



3



1

LOCATION

Ropeland Way is situated in a popular North Horsham location, well placed for a range of everyday amenities and highly regarded schools, making it appealing to families. Littlehaven train station is approximately 0.8 km (0.5 miles) away, providing convenient rail connections for commuters and those travelling further afield. The surrounding area offers a good choice of shops, services and recreational facilities, while Horsham town centre is within easy reach, providing a selection of independent retailers, cafés, restaurants and leisure opportunities.

PROPERTY

This well-presented three-bedroom end-of-terrace home offers bright accommodation ideally suited to modern family life. A welcoming entrance hallway leads into a comfortable lounge, providing a space to relax. To the rear, the kitchen and dining room create a hub for everyday living and entertaining. Patio doors open onto the garden, drawing in natural light and creating a connection between the indoor and outdoor spaces. With practical accommodation throughout, the property presents an excellent opportunity for first-time buyers and growing families.

GARDEN & PARKING

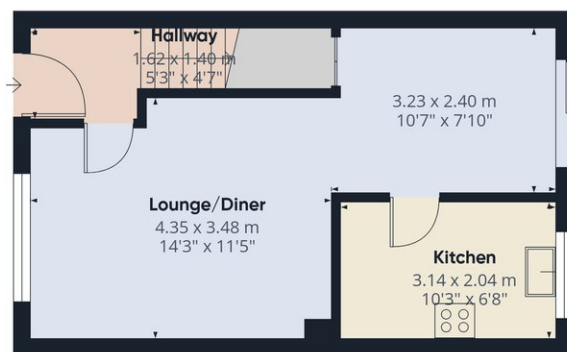
The property benefits from a well-maintained rear garden, predominantly laid to lawn and complemented by a paved patio area, creating an attractive setting for outdoor dining, entertaining or simply relaxing. Side access provides convenient entry to the garden, adding practicality for everyday use. To the front, a private driveway offers valuable off-road parking, while the garage provides secure storage and further convenience. The combination of lawn, patio and side access makes the garden a versatile outdoor space for families.

****Please note that all internal media has been virtually staged****

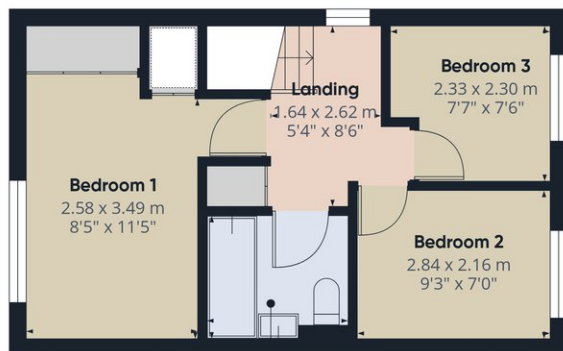




**Click here for dedicated
website for property**



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

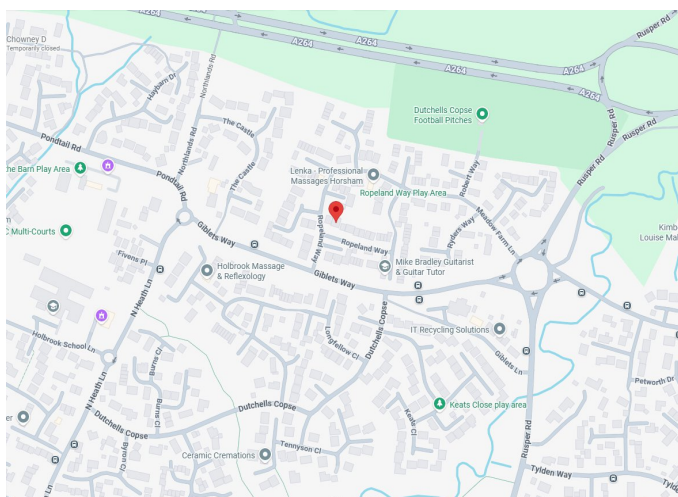
Approximate total area⁽¹⁾
80 m²
862 ft²

(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



EPC Rating

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

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk