



**Caterways,
Horsham, RH12 2AN**

**Offers in excess of
£675,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Situated in a well-established and popular area, the property benefits from being within the catchment area for several local schools. It also benefits from convenient access to a range of local amenities, including shops, supermarkets, leisure and entertainment facilities. Excellent Transport links provide easy access to nearby towns and commuter routes, while green spaces and countryside walks are also within easy reach. Making this an ideal location for families and professionals alike.

ACCOMMODATION SUMMARY

Offered to the market with no onward chain. This spacious four-bedroom detached family home set on a generous plot presents an excellent opportunity for buyers looking to create a home tailor made to their own taste. Requiring some modernisation, the property offers generous accommodation, a practical layout and fantastic scope to add value and extend in the future.

The ground floor comprises of a welcoming entrance hall with cloakroom/WC, a spacious dual aspect living room opening onto a dining area and fitted kitchen. All overlooking the rear garden. The garage offers storage or potential for conversion, subject to the necessary permissions.

To the first floor are four well-proportioned bedrooms offering comfortable family accommodation, together with a family bathroom.

With generous room sizes, excellent potential and the added advantage of no onward chain. This is a superb opportunity for buyers seeking a detached family home they can personalise to their own specification.

GARDENS & PARKING

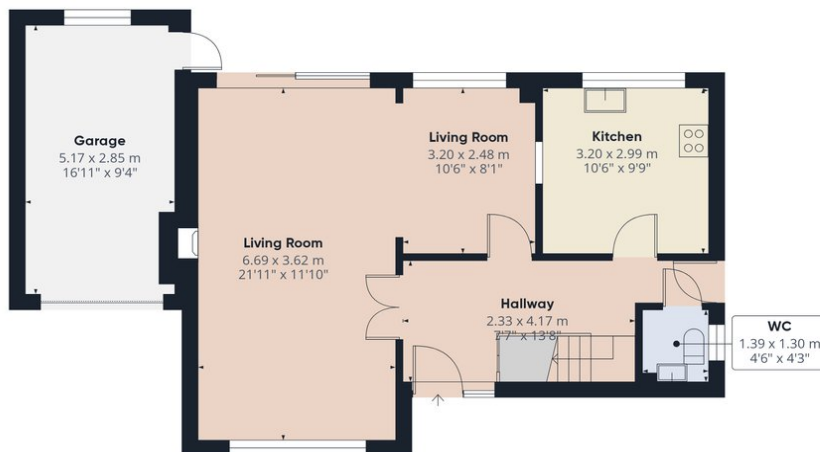
The property benefits from driveway parking and a garage with side access to the secluded garden offering a good size lawn with mature trees and shrubs. Also, a large patio area across the rear of the property. This provides ample space for outdoor entertaining, family life or future landscaping or extension.

The property further benefits with the green opposite which is owned by the local residence therefore safe from future development.

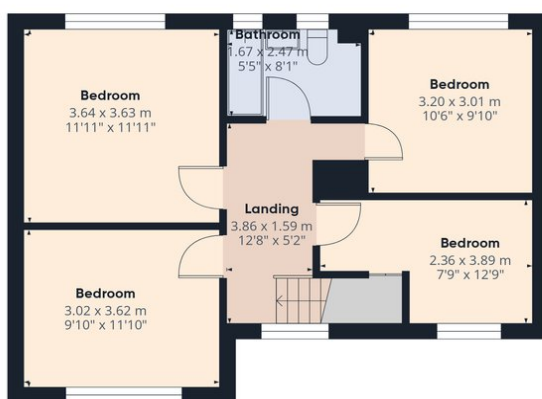




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Ground Floor



Floor 1

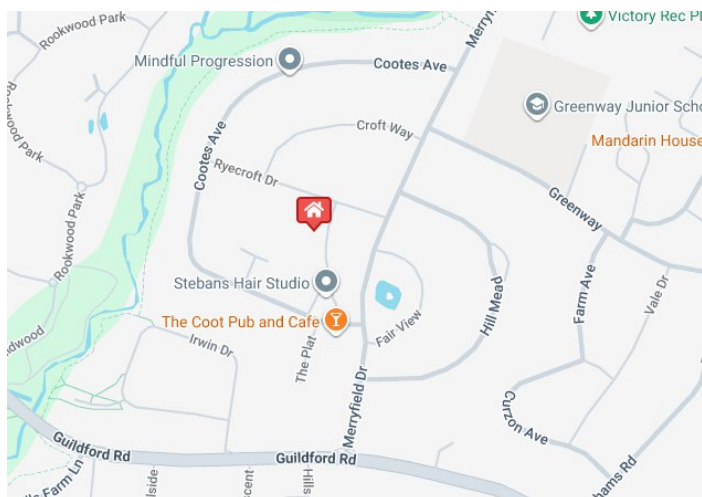
Approximate total area¹⁾
123.7 m²
1332 ft²

(1) Excluding balconies and terraces

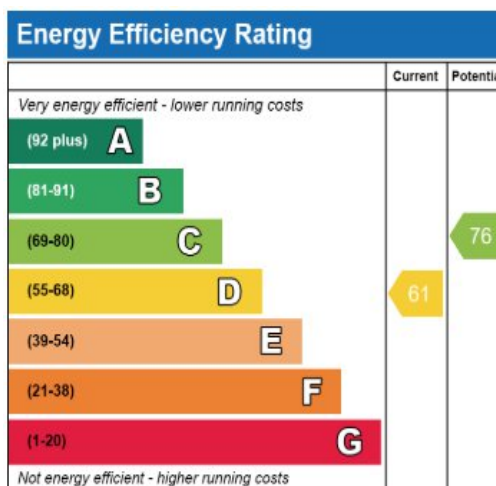
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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