



**Timms Close,
Horsham, RH12 4TN**

**Asking Price
£800,000**

**01403 272022
brocktaylor.co.uk**

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

Timms Close, Horsham, RH12 4TN



LOCATION

Situated on a quiet cul-de-sac within a well-maintained residential development, this impressive detached five-bedroom, three-storey property offers a peaceful setting while remaining conveniently close to Horsham town centre. The property is ideally located within easy reach of a wide range of shops, restaurants, and local amenities, as well as Horsham's mainline station, providing direct links to London, making it perfect for commuters. The surrounding area also offers well-regarded schools, green spaces, and countryside walks, creating a balanced lifestyle. The neighbourhood itself is friendly and established, offering a strong sense of community and making it a highly desirable place to call home.

PROPERTY

Tenure: Freehold

This beautifully presented detached five-bedroom, three-storey home offers spacious and versatile accommodation, finished to a high standard throughout. Arranged over three floors, the property provides generous living space ideal for modern family life. The interiors are bright and contemporary, with neutral décor enhancing the sense of light and openness throughout.

The ground floor benefits from a well-designed layout, including a convenient downstairs WC and a stunning kitchen that extends across the full width of the rear of the property. This impressive space is perfect for both everyday living and entertaining, featuring bi-fold doors that open seamlessly onto the garden, creating a wonderful indoor-outdoor flow. The living room is equally inviting, enhanced by attractive box bay windows that add character while allowing natural light to flood the space.

The bedrooms are well-proportioned, with two benefiting from their own en suite shower rooms, adding a touch of luxury and convenience, particularly for family living or guests. The principal bedroom is especially impressive, featuring fitted storage and a stylish finish. The remaining bedrooms offer flexibility for additional family members, home working, or guest accommodation.

There are further modern bathroom facilities, all finished with sleek fittings and quality tiling, including both bath and shower options. The layout has been thoughtfully designed to maximise both space and practicality, making everyday living effortless.

An added benefit is the inclusion of solar panels, improving energy efficiency and helping to reduce running costs, making this home both environmentally friendly and economical. Presented in excellent condition throughout, this home is ready to move straight into and is ideal for growing families.

OUTSIDE & PARKING

Externally, the property benefits from private off street parking, providing parking for two vehicles, along with a detached garage offering additional secure parking or storage. The parking area also includes an EV charger. The parking is easily accessible and conveniently positioned, making daily use simple and practical. There is also visitor parking available within the development, ideal for guests. The outdoor space is designed to be low maintenance, complementing the overall appeal of this attractive home and providing both convenience and functionality for modern family living.

ADDITIONAL INFORMATION

Estate Management Charge: £600 per annum

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

9 minute walk



Shops

Budgens
12 minute walk



Trains

Horsham – 0.8 miles
Littlehaven – 1 mile



Airport

Gatwick
11.4 miles



Roads

M23
5.8 miles



Sport & Leisures

Pavilions in the Park
1 mile



Rental Income

£2,400 pcm



Schools

North Heath Primary
Kingslea Primary
Holbrook Primary
The Forest School
Collyer's College



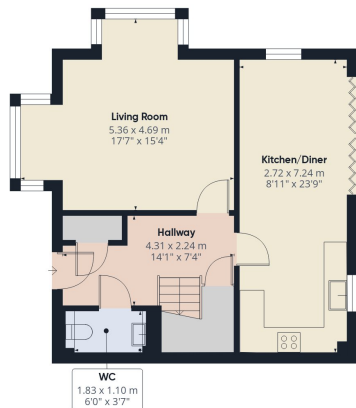
Fibre Broadband

Up to 1600 Mbps

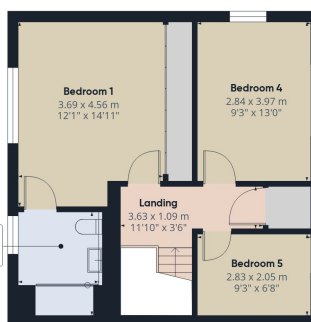


Council Tax

Band G



Ground Floor



Floor 1

Floor 2



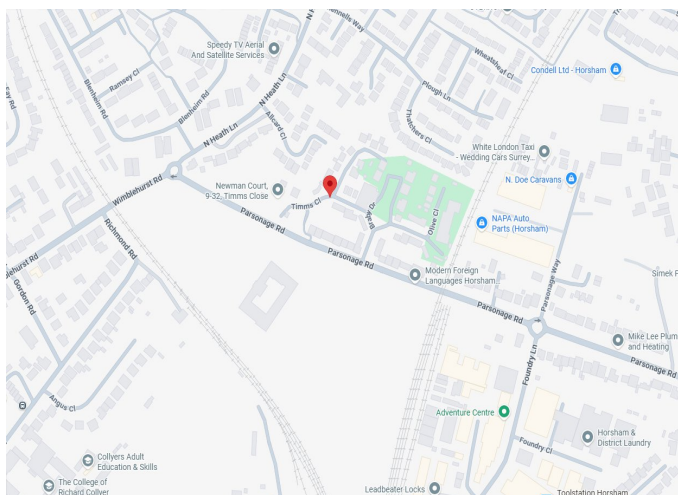
Approximate total area⁰⁰
172.5 m²
1857 ft²

(1) Excluding balconies and terraces

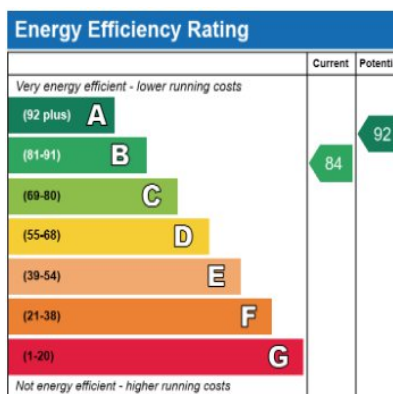
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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