



**The Foresters, Compton Lane,  
Horsham, RH13 5PW**

**Asking Price  
£410,000**

**01403 272022  
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**Residential sales, lettings,  
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# The Foresters, Compton Lane, Horsham, RH13 5PW



## LOCATION

A well presented mid terrace property set in one of Horsham's most sought after locations, within a few minutes' walk of both Millais and The Forest secondary schools and only a short distance further from Heron Way Primary school. The property is conveniently located for access to Horsham town centre with its wealth of restaurants, bars and cafes, as well as a diverse range of national and independent retailers. In addition, the property offers the near perfect balance of being set close to St Leonard's Forest, with hundreds of acres of open countryside ideal for long afternoon walks or cycle rides, whilst also retaining good access to all major road and rail networks including the A23/M23, A264 and Horsham mainline station.

## PROPERTY

Tenure: Freehold

The property is a freehold terraced house and offers well-proportioned accommodation arranged across two floors. The ground floor features a living room with ample space for sofas and other furniture. The room also has large patio doors that lead seamlessly out to the garden. To the side of the living room is a spacious kitchen/dining room, which has a good range of floor and wall mounted units, extensive work surfaces, and a door to the garden.

On the first floor, you will find two double bedrooms, both featuring ensuite bathrooms and plenty of space for wardrobes and additional storage. The property also features a downstairs WC for extra convenience.

## GARDEN

The large path to the front of the property sets it back from the road and leads to generously sized front garden and the front door. The East-facing rear garden is a great size and accessed from the property via the kitchen or living room at the rear. The garden is a low-maintenance space with a patio followed by laid shingle and is the perfect area to enjoy al fresco dining in the sunshine. Another convenient bonus the house offers is the use of a covered car port with allocated parking, accessed just round the side of the property. It also features a separate storage space, perfect for garden tools, golf clubs or bicycles.





**Buses**

2 minute walk



**Shops**

Tesco Ecxpress  
7 minute walk



**Trains**

Horsham – 1 mile  
Littlehaven – 1.9 miles



**Airport**

Gatwick  
12 miles



**Roads**

M23  
6.4 miles



**Sport & Leisures**

Pavilions in the Park  
1.1 miles



**Rental Income**

£1,600 pcm



**Schools**

Heron Way  
The Forest School  
Millais



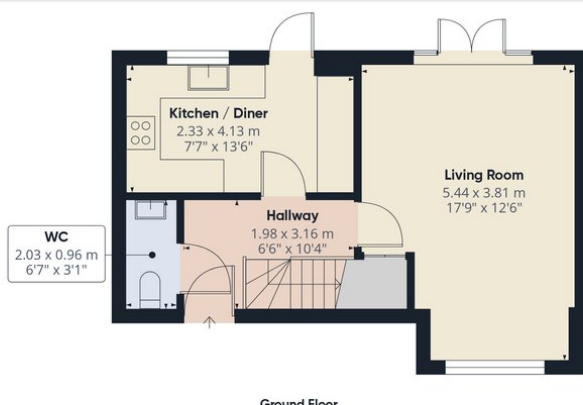
**Fibre Broadband**

Up to 5000 Mbps



**Council Tax**

Band D



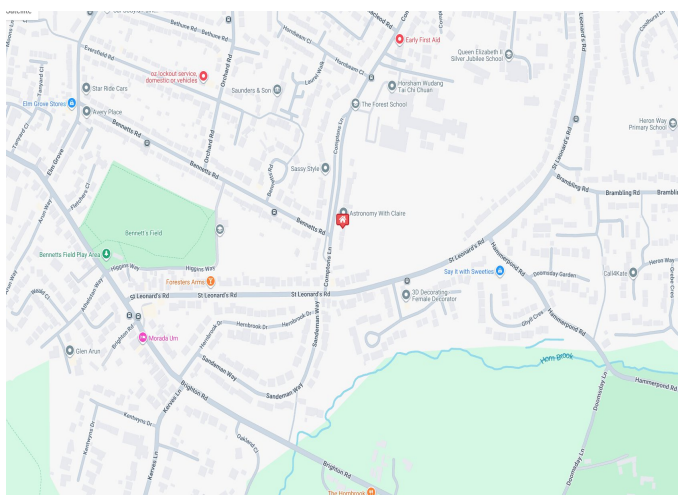
Approximate total area<sup>m</sup>  
70.2 m<sup>2</sup>  
755 ft<sup>2</sup>

(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.

GIRAFFE 360

**Map Location**



**EPC Rating**



**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**

