



**Forest Road,
Horsham, RH12 4HJ**

**Guide Price
£495,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Situated in a sought-after position within Horsham, this charming home enjoys the perfect balance of convenience and lifestyle. Horsham's thriving town centre offers an excellent selection of independent boutiques, cafés, restaurants and well-known retailers, together with a twice-weekly market and a wealth of leisure facilities. Families are well served by a choice of highly regarded schools for all ages, whilst commuters benefit from Horsham's mainline railway station providing regular services to London, Gatwick and the South Coast. The nearby A24 and A264 offer excellent road links, and the surrounding Sussex countryside provides miles of beautiful walks, cycle routes and open green spaces.

THE PROPERTY

Tenure: Freehold

Beautifully combining PERIOD CHARACTER with modern convenience, this charming home offers spacious and highly versatile accommodation, perfectly suited to modern family living.

The welcoming entrance hall leads through to the impressive farmhouse-style kitchen/breakfast room, beautifully fitted with bespoke solid wood cabinetry, wooden worktops, a traditional Aga and ample space for family dining, creating the true heart of the home. To the front of the property, the south-facing sitting room is flooded with natural light and enjoys attractive plantation shutters, exposed beams and an open fire, creating a wonderfully cosy space to relax throughout the seasons.

Leading through from the kitchen is a practical beautifully appointed family bathroom. Finished to an exceptional standard, it features a freestanding bath, separate walk-in shower, twin wash hand basins and quality fittings throughout.

To the first floor are three well-proportioned double bedrooms, all retaining much of the property's original charm and character.

A real highlight of the home is the fourth bedroom/guest suite, complete with its own private entrance and direct access to the bathroom. This versatile space is ideal for visiting family, independent teenagers, those working from home or buyers seeking annexe-style accommodation for multi-generational living.

Lovingly maintained and thoughtfully improved over the years, this unique home seamlessly blends character with practicality, offering flexible accommodation rarely found in such a desirable Horsham location.

OUTSIDE & PARKING

Externally, the property continues to impress with a delightful south facing enclosed courtyard garden, providing a private and peaceful space to relax, entertain or enjoy outdoor dining during the warmer months. The attractive courtyard perfectly complements the character of the home whilst requiring minimal maintenance. In addition, the property benefits from a garage offering excellent storage or secure parking, together with a private driveway providing off-road parking for up to two vehicles, a rare and valuable feature in such a convenient Horsham location. The combination of generous parking, garage and charming outdoor space completes this superb home.





Buses

1 minute walk



Shops

Sainsbury's Local
3 minute walk



Trains

Littlehaven – 0.9 miles
Horsham – 1.4 miles



Airport

Gatwick
10.2 miles



Roads

M23
4.6 miles



Sport & Leisures

Pavilions in the Park
1.5 miles



Rental Income

£2,500 pcm



Schools

Oakfields Primary
Leechpool Primary
Millais
The Forest School



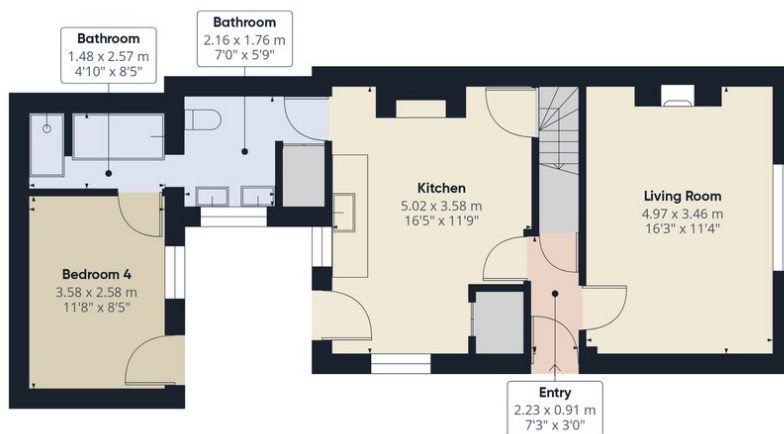
Fibre Broadband

Up to 2000 Mbps

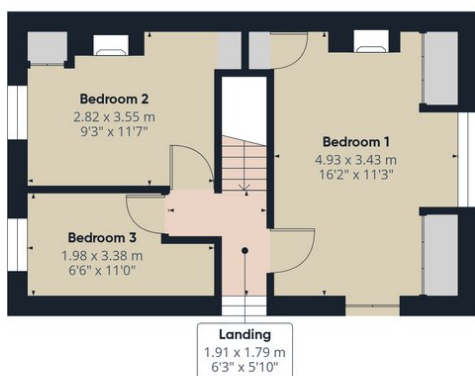


Council Tax

Band E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



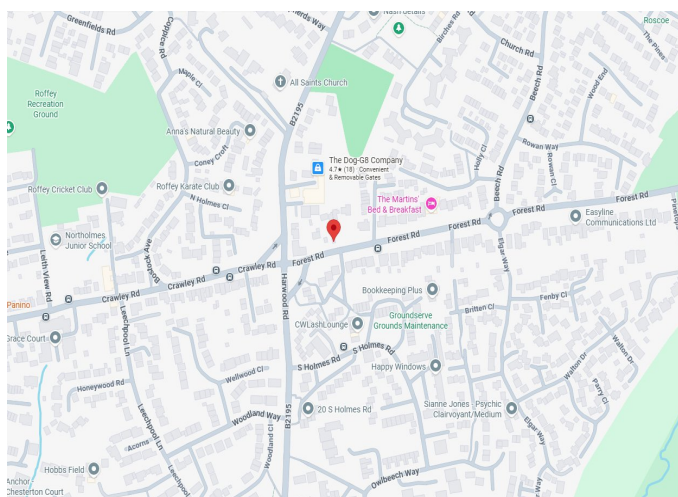
Approximate total area^m
107.4 m²
1157 ft²

(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		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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