

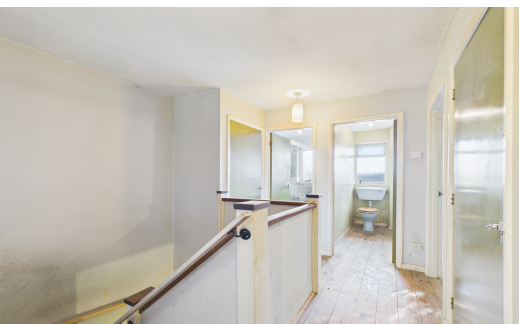


Coney Croft, Horsham, RH12 4EW

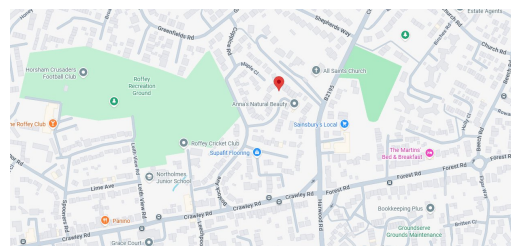


The property offers good-sized accommodation arranged across two floors, with excellent potential for extension or conversion of the garage into additional living space (STPP). The ground floor features an entrance hall with access to the garage, a basically equipped kitchen in need of updating, and a spacious living room extending the full width of the house. The first floor offers three generous bedrooms, a spacious landing and a bathroom with a separate WC, which could be combined, but again needs to be refitted. The house does offer gas central heating, although it has not been tested.

The property is set in a small cul-de-sac, with the benefit of a corner plot garden, that extends to the front and side of the house, so offers good potential for extension (STPP). There is driveway parking for one vehicle (that could be enlarged), that leads to an integral garage, with up & over door, that has power and lighting. The front garden extends beyond the driveway to the side and front of the house with additional side storage that currently houses a shed, but offers potential for an extension (STPP). The rear garden is believed to be enclosed, but is currently overgrown and in need of clearing.



Map Location



EPC Rating



- Buses**
5 minute walk
- Shops**
8 minute walk
- Trains**
Littlehaven – 1 mile
Horsham – 1.4 miles
- Sport & Leisures**
Pavilions in the Park
1.5 miles
- Rental Income**
£tbc pcm
- Schools**
Leechpool Primary
Bohnt
- Fibre Broadband**
Up to 1600 Mbps
- Roads**
M23
4.9 miles
- Council Tax**
Band D

Viewing arrangements by appointment through:

Brock Taylor
01403 272022
horshamsales@broctaylor.co.uk



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

01403 272022
brocktaylor.co.uk
2-6 East Street, Horsham West Sussex, RH12 1HL

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 not 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.