

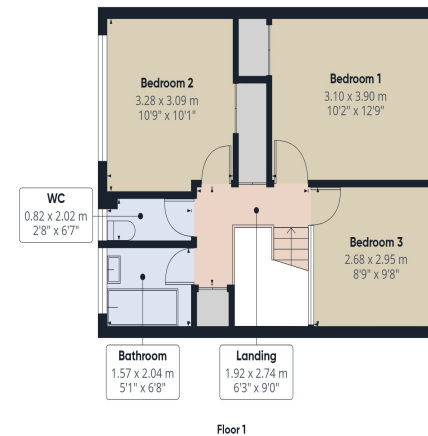
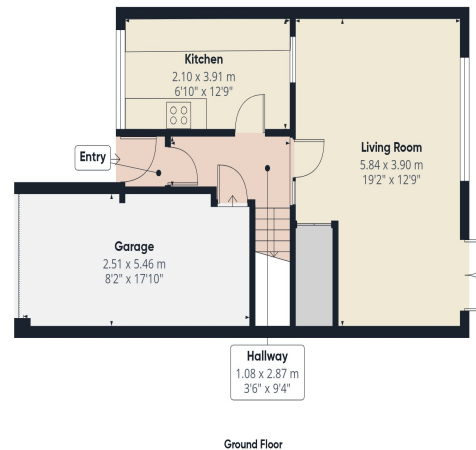
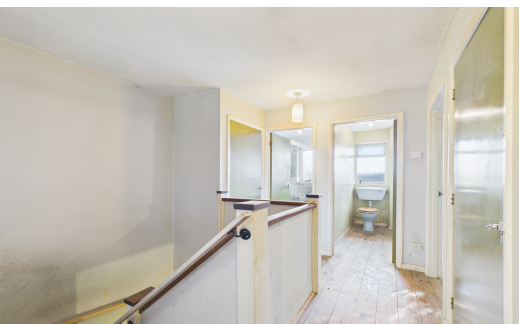


Coney Croft, Horsham, RH12 4EW



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.



Approximate total area¹⁾
92.8 m²
998 ft²

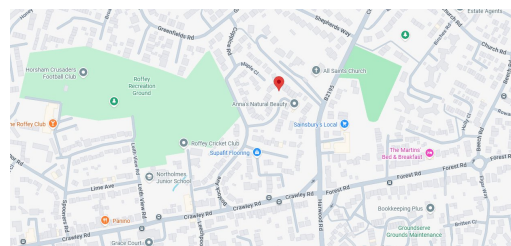
(1) Excluding balconies and terraces

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

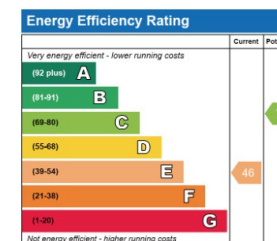
GIRAFFE360



Map Location



EPC Rating



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

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