



**Hill Mead, Horsham,
RH12 2PT**

**Asking Price
£600,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Hill Mead is a quiet and well-regarded residential crescent situated within easy reach of Horsham town centre. The location is ideal for those seeking a peaceful setting while remaining conveniently close to a wide range of amenities, including shops, cafés, restaurants, and leisure facilities. The property is particularly well located for families, being within half a mile of Greenway and Trafalgar Infant and Junior Schools, and less than a mile from Tanbridge House School. Horsham mainline station is easily accessible, providing direct links to London, making the area popular with commuters. Well-regarded schools, green spaces, and countryside walks are also nearby, contributing to Horsham's excellent reputation for quality of life and strong community atmosphere.

PROPERTY

Tenure: Freehold

This well-presented four-bedroom home offers generous and versatile accommodation, ideally suited to modern family living and positioned within a quiet residential crescent. The property features a bright and welcoming living room providing a comfortable space to relax, while the open-plan kitchen and dining room forms a sociable heart of the home, thoughtfully arranged with ample storage and worktop space and ideal for everyday family life and entertaining. The four bedrooms are well proportioned, offering excellent

flexibility for family use or guest accommodation, alongside a generous first-floor space currently used as a home office. The home combines immediate comfort with flexibility and future potential, with the added option—subject to onward purchase—to include selected furniture, fixtures, and fittings.

OUTSIDE AND PARKING

Externally, the property continues to impress with a private and well-maintained rear garden, providing an excellent space for outdoor entertaining, family use, or quiet relaxation. Within the garden is a rear garage, offering valuable secure storage or additional parking. A key highlight is the fully converted garden room, which benefits from mains electricity and cabled broadband, making it ideal as a guest bedroom, professional home office, gym, or playroom, with the potential to create a fifth bedroom if required. Off-road parking to the front further enhances practicality, making this a highly flexible and well-equipped family home.





Buses

3 minute walk



Shops

Budgens
5 minute walk



Trains

Horsham – 1.4 miles
Littlehaven – 2.4 miles



Airport

Gatwick
15.8 miles



Roads

M23
7.1 miles



Sport & Leisures

Pavilions in the Park
1.3 miles



Rental Income

£2,400 pcm



Schools

Trafalgar Infant
Greenway Junior
Tanbridge House



Fibre Broadband

Up to 2000 Mbps

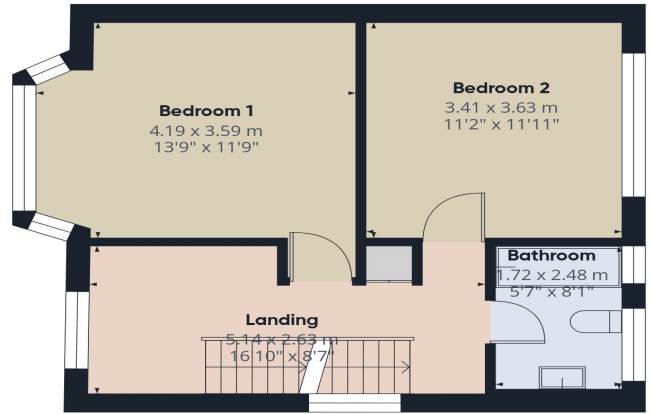


Council Tax

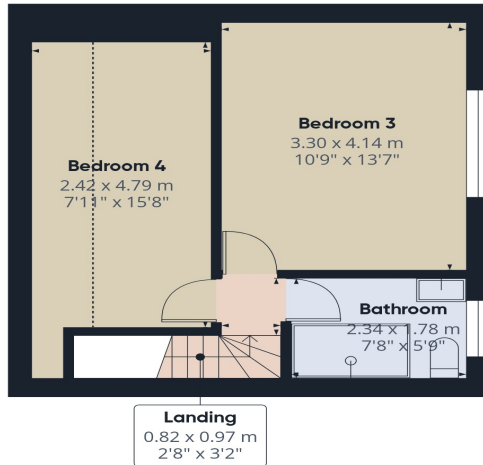
Band E



Ground Floor Building 1



Floor 1 Building 1

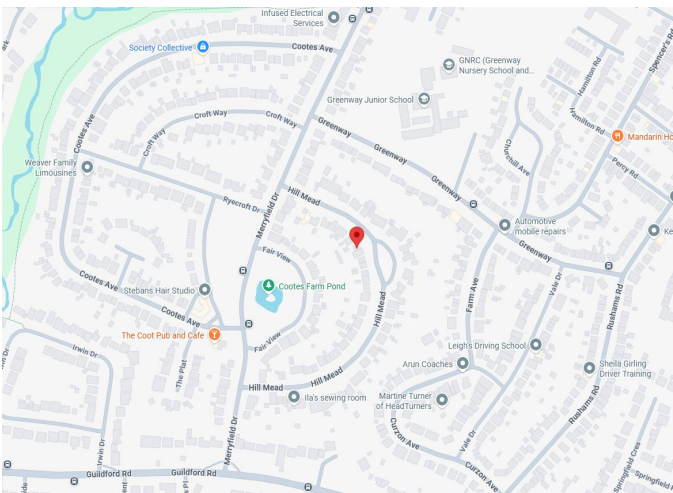


Floor 2 Building 1



Ground Floor Building 2

Map Location



Total Approximate Floor Area 1421 ft²

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.