



**Primrose Copse,  
Horsham, RH12 5PZ**

**Offers Over  
£650,000**

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**01403 272022**  
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**Residential sales, lettings,  
land and new homes.**



### ACCOMMODATION SUMMARY

The property offers generous accommodation, arranged across two floors, that has been adapted to extend the ground floor, through a part conversion of the garage, that could offer potential for an annex. The ground floor also offers a spacious Entrance Hall, with cloakroom, a large Living Room with feature fireplace, separate dining room, study and a fitted kitchen. The first floor offers four bedrooms, with an en suite bathroom and an additional family bathroom.

### GARDENS AND PARKING

The property is set on a corner plot, approached via gated access, leading to a private driveway, with parking for multiple vehicles and a garage, with up and over door, that could be converted to further enhance the accommodation. To the rear there is an enclosed garden, that has been used by the current owner primarily for self-sufficiency, and so has a number of fruit trees and vegetables, with raised planters in addition to a paved patio. There is an additional paved side storage area, with a recessed covered shed. The garden would benefit from being trimmed and partially cleared to create a more open and usable outside space.

### LOCATION

The property is set within the popular North Horsham district, that offers good access to numerous local amenities, that includes a Budgens convenience store and the Sussex Barn public house. The property is within a small cul-de-sac, conveniently positioned within a minutes walk of the popular Holbrook school, with Bohunt Horsham also within easy walking distance. Horsham town centre is a thriving market town, that offers a wide selection of shops, restaurants and bars, an Everyman Cinema, The Capitol Theatre and a twice-weekly market. Littlehaven station offers a direct service to London Victoria, in under an hour, and is also within a short walk of the property.







#### Buses

1 minute walk



#### Shops

Coltsfoot Drive  
0.4 miles



#### Trains

Horsham – 1.5 miles  
Littlehaven – 0.7 miles



#### Airport

Gatwick  
11 miles



#### Roads

M23  
6.5 miles



#### Sport & Leisures

The Holbrook Club  
0.3 miles



#### Rental Income

£tbc pcm



#### Schools

Holbrook Primary  
North Heath Primary  
The Forest School  
Millais



#### Fibre Broadband

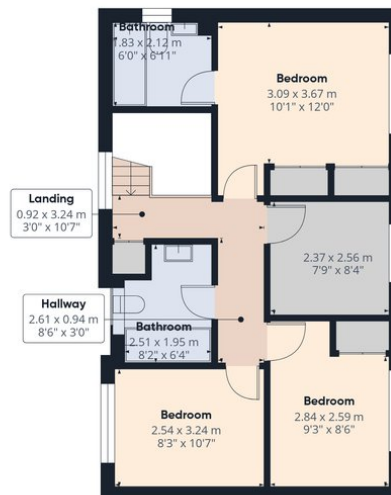
Up to tbc Mbps



#### Council Tax

Band G





Approximate total area<sup>m</sup>  
149 m<sup>2</sup>  
1606 ft<sup>2</sup>

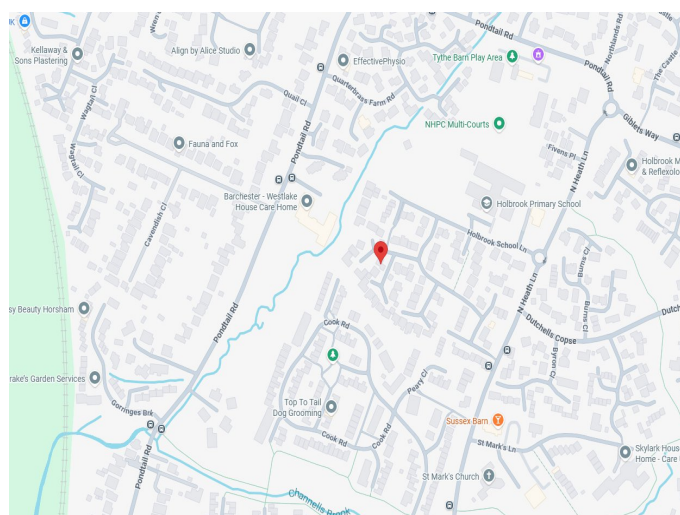
(1) Excluding balconies and terraces

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

GIRAFFE360



## Map Location



## EPC Rating

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Viewing arrangements by appointment through Brock Taylor

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