



**Hillside,
Horsham, RH12 1NG**

**Guide Price
£800,000**

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is located in a highly sought-after location, within a short walk of the outstanding Tanbridge House School and within close proximity of a Tesco Extra store at Broadbridge Heath. The property is also conveniently positioned within easy access of Horsham town centre, with its extensive range of shopping facilities, from major High Street retailers, including John Lewis, to a host of independent shops and a twice-weekly market. The town also boasts a wide range of bars and restaurants, an Everyman Cinema and a Bandstand, set in The Carfax, that regularly hosts musical events. Horsham's main line station provides a direct service to London Victoria (55 minutes) and Gatwick Airport (19 mins).

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers generous, extended accommodation, arranged across two floors, presented in good order, with further potential to extend, if required (STPP). The ground floor offers a large living room, running the full width of the property, with direct access out onto the patio. This leads open-plan into a modern fitted kitchen, with extensive granite surfaces, including a large breakfast bar and a good range of integrated appliances. The ground floor also offers a separate dining room, family room and a ground-floor bedroom, with a modern shower room.

The first floor features a large main bedroom, with a Juliette balcony, fitted wardrobes and an en suite shower room, together with two further double bedrooms, a further bedroom/study, a modern white bathroom suite and a useful walk-in storage cupboard.

GARDENS & PARKING

The property is set on a West facing plot with an extensive rear garden, extending to approximately 150' (45m), with a secluded rear aspect. The garden benefits from a large raised paved patio set to the rear of the house with raised brick planters and steps leading down to a further patio area, with space for a table and chairs, and an area laid to shingle with an attractive thatched garden outbuilding. Beyond the patio is an expanse of lawn, inset with mature trees with a side pathway and fencing to all sides. At the end of the garden, gated access leads to an area of hardstanding providing parking for at least three vehicles, approached via the Hills cemetery rear access road. The front of the property has a brick retaining wall with an area that could provide additional parking for a small vehicle, or motorbike.





Buses

4 minute walk



Shops

Co-op Food
10 minute walk



Trains

Horsham – 1.5 miles
Littlehaven – 2.6 miles



Airport

Gatwick
16.3 miles



Roads

M23
7.6 miles



Sport & Leisures

The Bridge Leisure Centre
1.2 miles
Pavilions in the Park
1.6 miles



Rental Income

£2,800 pcm



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



Fibre Broadband

Up to 1600 Mbps



Council Tax

Band E



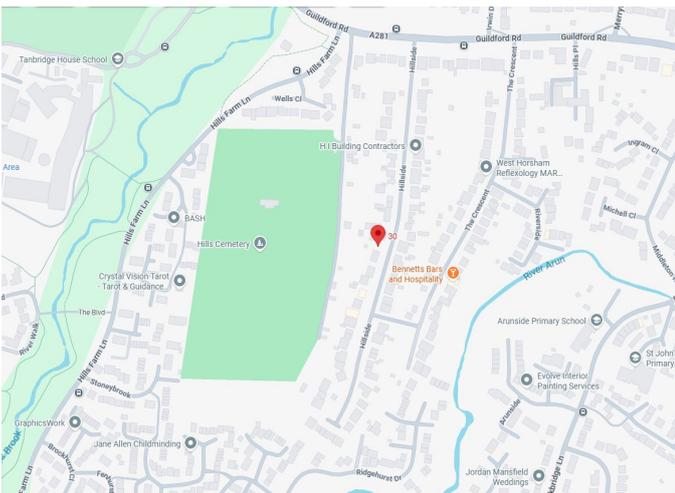
Ground Floor



Floor 1



Map Location



Total Approximate Floor Area
1839 sq ft/ 170.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82

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.