



**Brambling Road, Horsham,
RH13 6AX**

**Offers in excess of
£650,000**

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

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Horsham, RH13 6AX**



LOCATION

Located on the highly regarded east side of Horsham, the property is just over a mile from Horsham's mainline station, offering fast and convenient rail services to Gatwick Airport, London Victoria, London Bridge and beyond. Horsham's historic town centre provides an excellent selection of national and independent retailers, including John Lewis at Home and Waitrose, together with twice-weekly award-winning markets in the Carfax. Positioned on the ever-popular east side of Horsham, this beautifully presented detached family home enjoys a prime setting within easy reach of the town centre, excellent schools, Horsham station and a wealth of local amenities. With planning permission already granted (DC/25/0423) for a further extension, it also offers exciting scope for future enhancement.

The vibrant East Street is home to an excellent choice of cafés, bars and restaurants, while the town also offers outstanding leisure facilities including Horsham Park, The Pavilions leisure centre, The Capitol theatre, Everyman Cinema and Rookwood Golf Course. The South Downs National Park and Sussex coastline are also within easy reach, making this an exceptional location for both families and commuters alike.

PROPERTY

Thoughtfully extended and updated, the property provides bright, flexible living spaces designed to suit modern family life. The welcoming entrance hall leads to stylish, well-proportioned interiors with generous living areas that are

filled with natural light. A versatile rear reception space offers endless possibilities, whether as a dining area, home office, playroom or additional family room.

At the heart of the home is a beautifully appointed kitchen, featuring a central island, quartz worktops, integrated appliances and ample space for both cooking and entertaining. Designed with everyday family living in mind, it combines practicality with contemporary style.

Upstairs, the bedrooms are all excellent sizes, offering comfortable accommodation with fitted storage, while the modern family bathroom is finished to a high standard with quality fixtures and fittings.

OUTSIDE

Outside, the property continues to impress. The front garden is complemented by a private driveway providing off-road parking and access to the garage, while the generous rear garden offers a wonderful space for families and entertaining alike. A large lawn is complemented by multiple seating areas, creating the perfect setting for outdoor dining, relaxing and enjoying the warmer months.

With its highly desirable location, spacious and versatile accommodation, attractive gardens and exciting potential for future extension, this is a superb family home that is ready to be enjoyed for many years to come.





Buses

3 minute walk



Shops

Tesco Express
0.7 miles



Trains

Horsham – 1.7 miles



Airport

Gatwick
11.2 miles



Roads

M23
7 miles



Sport & Leisures
Dual Strength &
Fitness
The Holbrook Club



Rental Income

£tbc pcm



Schools

Heron Way
Millais
The Forest School



Fibre Broadband

Up to tbc Mbps

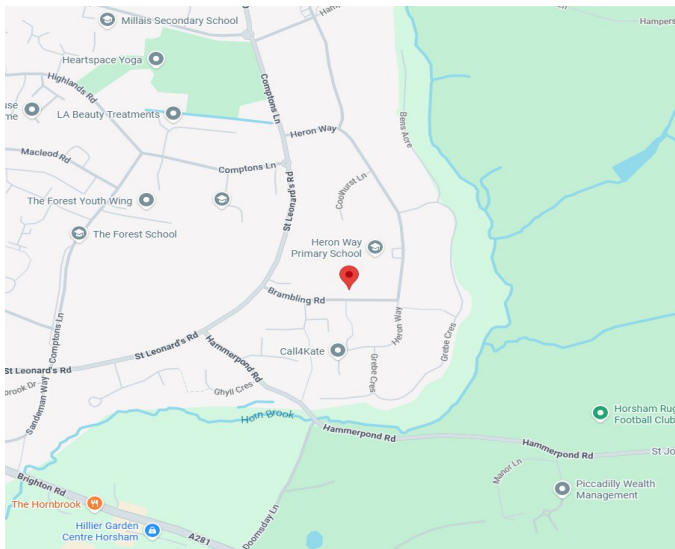


Council Tax

Band
E



Map Location



Total Approximate Floor Area

126.5 sq m / 1358 sq ft

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		
	72	77

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.

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