



**Blenheim Road,
Horsham, RH12 5AQ**

**Offers Over
£400,000**

**01403 272022
brocktaylor.co.uk**

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

ACCOMMODATION SUMMARY

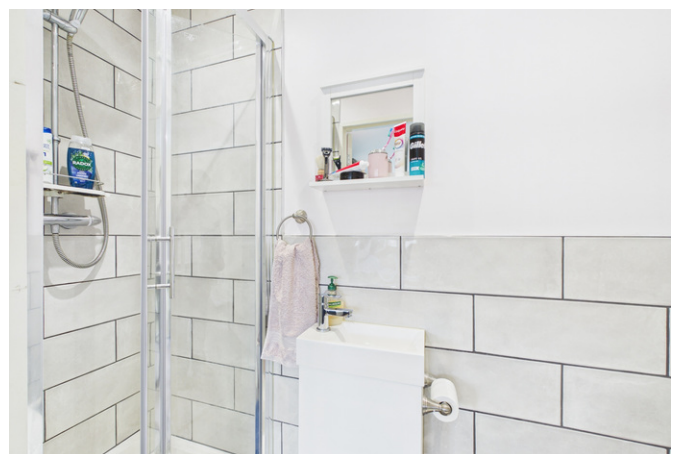
The property offers good-sized accommodation, arranged across two floors, that features a generous porch that leads to an entrance hall, with a ground-floor cloakroom. There is a separate Living Room, with double doors that lead into a refitted kitchen/diner, with integrated appliances, granite work surfaces and space for a table and chairs. To the rear of the house, there is a double-glazed conservatory, with an insulated roof that was recently replaced, making it a room that can be used throughout the year. The first floor offers three bedrooms, with a modern white bathroom suite and an en-suite shower room.

GARDENS AND PARKING

To the front of the house there is a double-width driveway with parking for 1-2 vehicles, in addition to a separate garage set in a convenient position within a block. The rear garden is secluded and enclosed by fencing and has benefited from landscaping with a paved patio and steps that lead to an area of faux grass, with a pergola with patio. The whole is enclosed by close boarded fencing with gated rear access.

THE LOCATION

The property is set within a cul-de-sac in a popular and convenient position, only a few minutes' walk from Littlehaven main line station, which offers a direct service to London Victoria in just under an hour. The property is also located within easy access of a number of schools and amenities, including Bohunt Horsham, Littlehaven & All Saints Primary School.





Buses

1 minute walk



Shops

Budgens
6 minute walk



Trains

Horsham – 1 mile
Littlehaven – 1.3 miles



Airport

Gatwick
14.3 miles



Roads

M23
7 miles



Sport & Leisures

Pavilions in the Park
miles



Rental Income

£tbc pcm



Schools

North Heath Primary
The Forest School
Millais



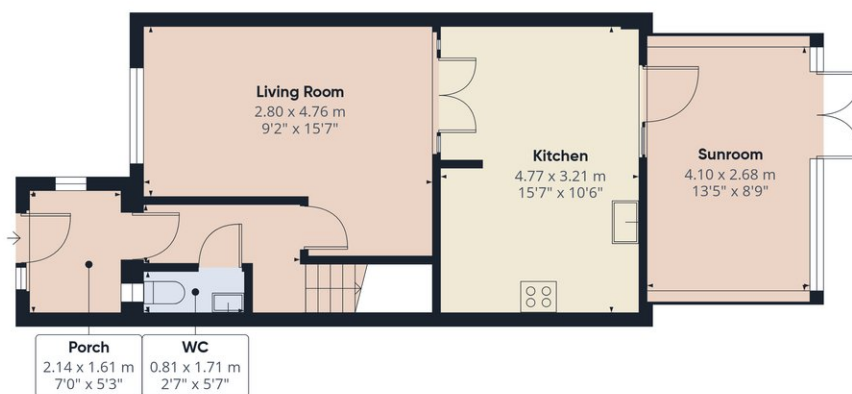
Fibre Broadband

Up to tbc Mbps

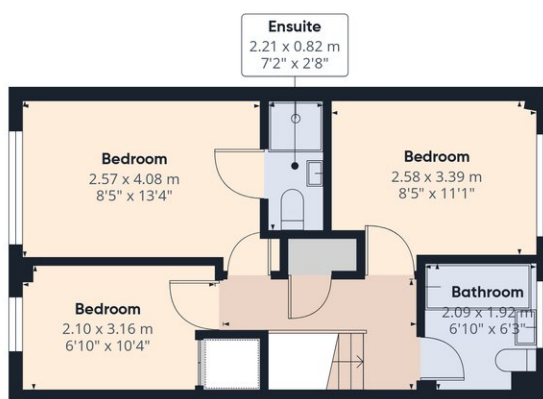


Council Tax

Band D



Ground Floor



Floor 1

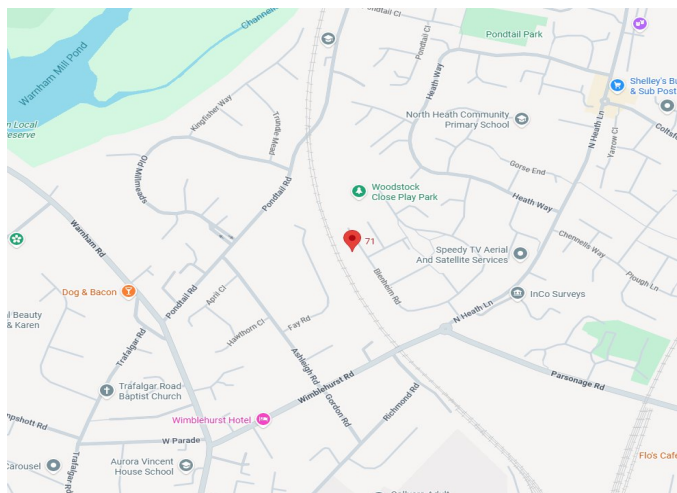
Approximate total area[®]
89.5 m²
965 ft²

(1) Excluding balconies and terraces

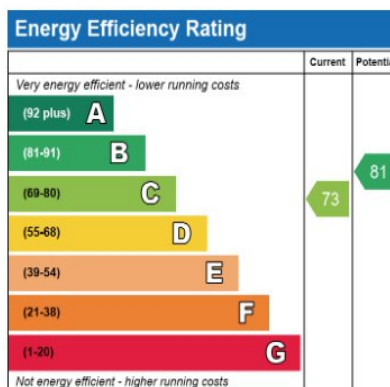
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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