



**Forestfield,
Horsham, RH13 6DY**

**Guide Price
£725,000**

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is set within a short walk of the highly sought-after Heron Way school and is also within a short walk of both Millais & The Forest School. Horsham's thriving town centre is only 1.5 miles from the house and offers a wide selection of shopping facilities, from independent retailers to major High Street brands, including John Lewis, with a twice-weekly market. There is a wide selection of restaurants, predominantly set around East Street, as well as numerous bars, coffee shops and an Everyman Cinema. The town also features the picturesque Horsham Park, which houses The Pavilions Leisure Centre, The Capitol Theatre and Horsham Station that offers a direct service to London Victoria (55 mins). As the name suggests, the property is also set adjacent to picturesque countryside and ancient woodland, ideal for long country walks or cycle rides.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious accommodation arranged predominantly across two floors, with an interesting split-level layout, that could be adapted to reconfigure the accommodation. The ground floor features a generous entrance hall with woodblock flooring that leads to a spacious living room. Stairs rise from the hall to a dining area, which leads out into a large conservatory, but can be divided by the double-glazed

bi-fold doors. Adjacent is a fitted kitchen featuring an attractive range of Shaker-style units, a double oven & induction hob. An inner hallway provides access to a bathroom and a split-level spindled staircase rising to two landings. The first landing accommodates two double bedrooms and a further bedroom/study, with the top floor offering a further two double bedrooms and a modern cream shower room.

PARKING & GARDENS

To the front of the property, there is a large block-paved driveway providing off-street parking for multiple vehicles, which leads to an integrated garage with double doors. The front of the house also benefits from hard landscaping and raised brick-edged flower beds. To the side of the property, there is a gated side access that leads to a pathway that opens out into a large secluded west-facing garden. To the rear of the house, there is a large paved patio with a retaining wall, and mature flower beds, an expanse of well-tended lawn, with flower beds and mature hedging to the sides and rear. There is also an additional paved area set to the rear of the property.





Buses

7 minute walk



Shops

Tesco Express
0.6 miles



Trains

Horsham – 1 mile
Littlehaven – 1.2 miles



Airport

Gatwick
13.8 miles



Roads

M23
5.7 miles



Sport & Leisures

Pavilions in the Park
1.2 miles



Rental Income

£3,000 pcm



Schools

Heron Way Primary
The Forest School
Millais



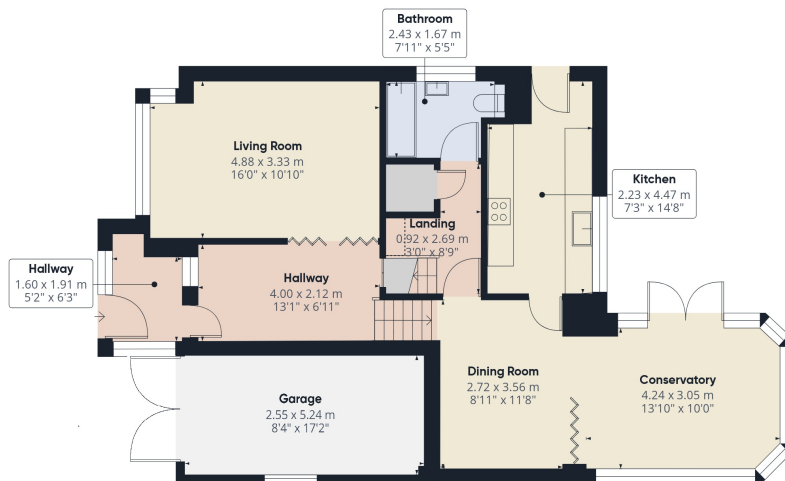
Fibre Broadband

Up to 1130 Mbps

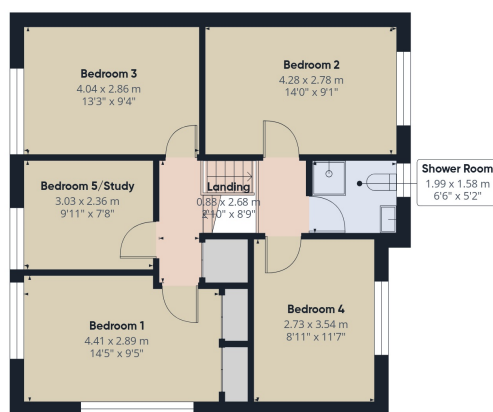


Council Tax

Band F



Ground Floor



Floor 1

Approximate total area⁽¹⁾

133.9 m²

1441 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

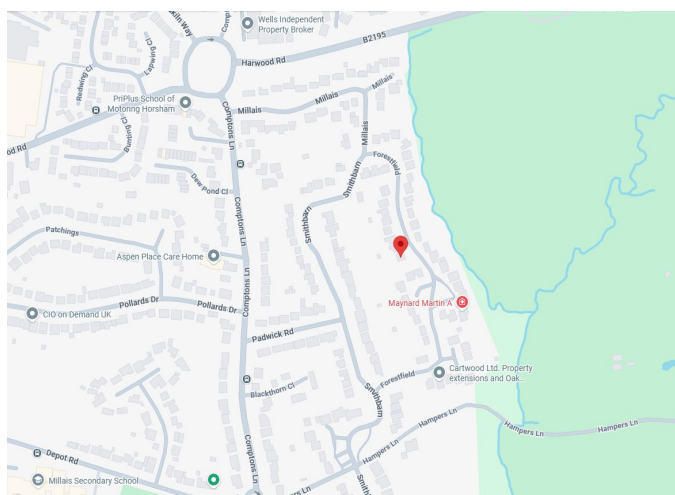
Reduced headroom

..... Below 1.5 m/5 ft

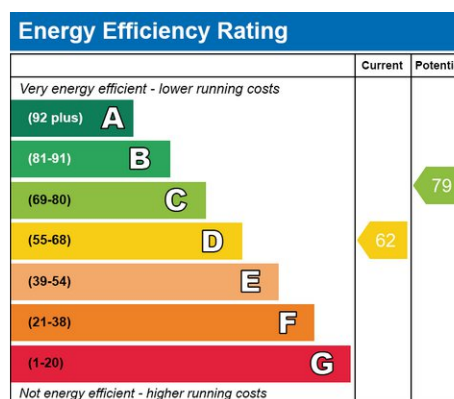
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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