



**Longfield Road,
Horsham, RH12 1LE**

**Guide Price
£480,000**

**01403 272022
brocktaylor.co.uk**

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

**Longfield Road,
Horsham, RH12 1LE**



2



4



2

LOCATION

Longfield Road is situated in a popular residential area to the south-west of Horsham, offering an appealing balance of convenience and access to the surrounding countryside. Horsham town centre is within easy reach, providing a comprehensive range of shops, cafés, restaurants and leisure facilities, while the area is also well placed for access to local schools and green open spaces. Horsham railway station is approximately 1.5 miles away, providing regular services towards London and the South Coast, while the nearby A264 gives convenient road connections towards the A24 and M23.

ACCOMMODATION SUMMARY

A generously proportioned four-bedroom semi-detached family home, occupying a particularly large plot with a substantial rear garden and driveway providing parking for several cars.

The property offers approximately 1,229 sq ft of well-arranged accommodation, combining spacious living areas with excellent potential for modern family life. The ground floor comprises a welcoming entrance hall, generous living room, separate dining room, fitted kitchen, utility room and WC. The first floor provides three bedrooms, together with a family bathroom. There is a further bedroom downstairs with additional benefit of wet room.

With four bedrooms, generous living accommodation, a sizeable plot, excellent off-road parking and an unusually spacious rear garden, this is an appealing family home offering plenty of space both inside and out, together with excellent potential for the future.

GARDENS & PARKING

A real highlight of this home is the impressive outside space. To the rear is a large, established garden offering an extensive paved seating and entertaining area, lawn, mature planting and plenty of room for children or keen gardeners. The generous plot provides an excellent setting for outdoor entertaining and offers scope for further landscaping.





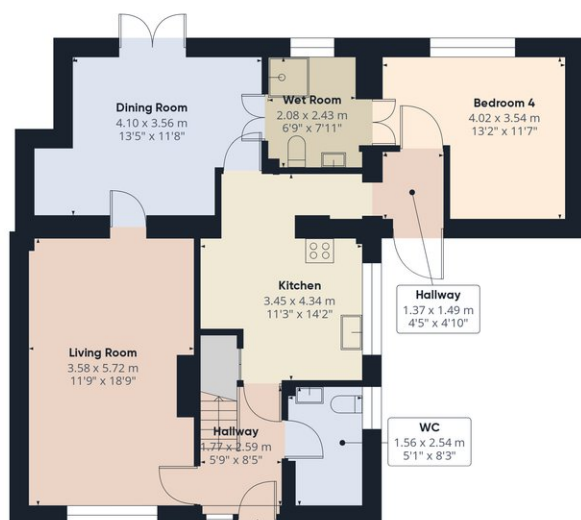
**Click here for dedicated
website for property**

Approximate total area⁽¹⁾
114.1 m²
1229 ft²

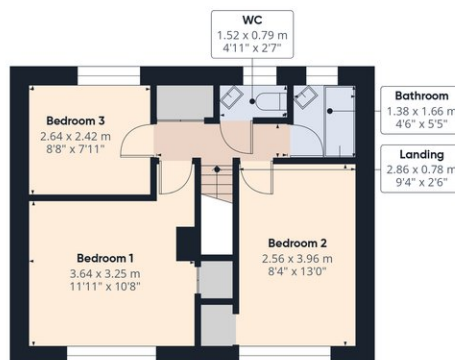
(1) Excluding balconies and terraces

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

GIRAFFE360



Ground Floor



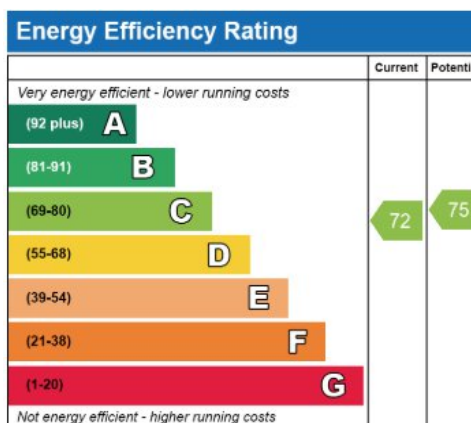
Floor 1



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk