



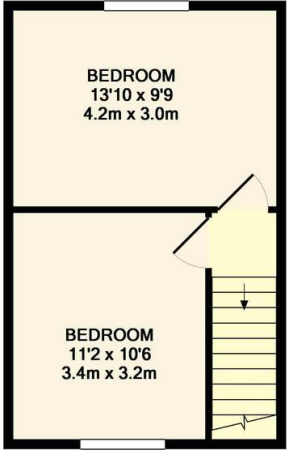
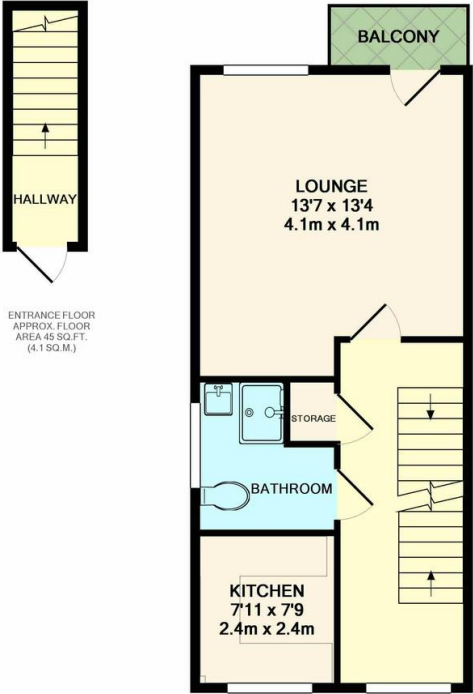
Manor Fields,  
Horsham RH13 6SB



The property is situated in a highly convenient location and within 1 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is 0.4 of a mile away. A parade of shops including Co-operative store, newsagents, chemist and a number of food outlets are within walking distance, whilst Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. A bus route passes the end of the road whilst there are excellent road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach

An attractive two-bedroom maisonette located within one mile of both Horsham and Littlehaven Station. The property comprises; Entrance Hall leading to first floor landing with lounge balcony and kitchen, the kitchen featuring a range of floor and wall mounted units with under counter lighting, built in dishwasher and space for other appliances. Completing the first floor is the modern shower room. To the second floor are two double bedrooms. The property benefits from gas central heating and is unfurnished.

The property comes with an allocated parking space and overlooks attractive communal gardens.



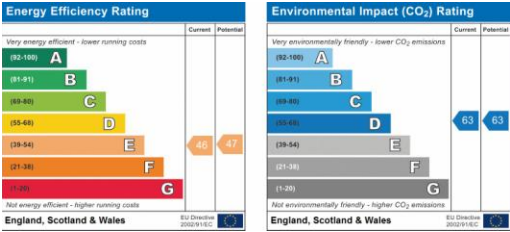
GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

Map Location



EPC Rating



Total Approximate Floor Area  
**754 sq ft / 70 sq m**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
[horshamlettings@brocktaylor.co.uk](mailto:horshamlettings@brocktaylor.co.uk)



**Buses**  
1 mins walk

**Shops**  
Fitzalan Road Shops  
0.2 miles

**Trains**  
Horsham – 1.4 miles  
Littlehaven – 1.1 miles

**Sport & Leisure**  
Pavilions in the Park  
1.4 miles

**Airport**  
Gatwick  
10.1 miles

**Schools**  
Leechpool Primary  
Millais & Forest

**Broadband**  
Up to 67 Mbps

**Roads**  
M23  
6.7 miles

**Council Tax**  
Band C

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 not 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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