



# Caterways, Horsham, RH12 2AN

 1  4  1

A bright and airy four bedroom link detached family home with accommodation comprising; entrance hall with parquet flooring, under stair storage and double doors leading to dual aspect lounge with brick feature fireplace and sliding patio doors. There is a kitchen/diner with ample space for a dining room, breakfast bar and appliances including American style fridge/freezer, range oven with six ring gas hob, dishwasher and washing machine. There is also a downstairs W/C and side access. On the first floor there are four good size bedrooms, the master benefits from wall to wall fitted wardrobes, there are two further doubles, a single room and a family bathroom with shower over bath. The property has been neutrally decorated throughout.

To the front of the property there is an attractive low maintenance front garden, driveway parking and a single garage which has power and houses the tumble dryer. To the rear is a good size westerly facing garden with a large raised patio area, access to the garage and side access.



GROUND FLOOR  
APPROX. FLOOR AREA  
592 SQ.FT.  
(55.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA  
592 SQ.FT.  
(55.0 SQ.M.)

Total Approximate Floor Area  
**1,185 sq ft / 110 sq m**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



## Map Location



## EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (85-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**Brook 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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**Shops**  
Local Shops  
2 mins walk



**Trains**  
Horsham – 1.3 miles  
Littlehaven – 2.2 miles



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



**Airport**  
Gatwick  
17 miles



**Schools**  
Greenway Academy  
Trafalgar Infants  
Tanbridge House



**Broadband**  
Up to 76 Mbps



**Roads**  
M23  
8.5 miles



**Council Tax**  
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