



# Fenhurst Close, Horsham RH12 1UX



**LOCATION** A terraced family home set in a cul-de-sac on the ever popular Hills Farm Estate, a development to the west of Horsham, that offers good access to the A24 and A281. The property is also set within one mile of both Tanbridge House School and Arunside Primary School and close to local shops, including Tesco extra in Broadbridge Heath. The property is also well positioned within walking distance of, Horsham town centre.

**THE PROPERTY** This well presented family home offers spacious accommodation throughout and briefly comprises of; entrance porch, living room, modern kitchen/diner with integrated washing machine and oven and door leading to conservatory which then leads onto the rear garden. To the up-stairs there are three bedrooms two of which are doubles and a single bedroom. Completing the property is the modern family bathroom with shower over the bath. Other benefits to the property include gas central heating and double glazing. The property is offered to the market unfurnished and available mid December for occupation.

**OUTSIDE** To the front of the property is a well presented and low maintenance garden. The property offers on street parking and a garage en bloc.

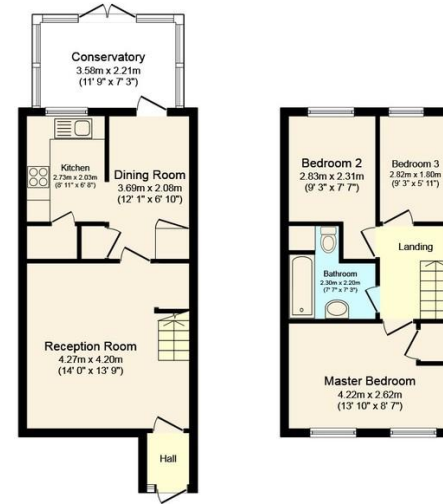


Total Approximate Floor Area

**91 sq.m/ 980sq ft**

Viewing arrangements by appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



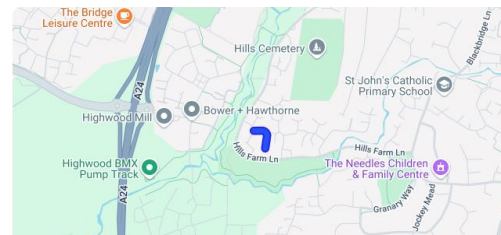
**Ground Floor**  
Floor area 44.0 sq. m. (474 sq. ft.) approx

**First Floor**  
Floor area 34.0 sq. m. (366 sq. ft.) approx

**Garage**  
Floor area 13.0 sq. m. (140 sq. ft.) approx

Total floor area 91.0 sq. m. (980 sq. ft.) approx  
This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Map Location



## EPC Rating

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A		91	93
(85-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			48
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**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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13.5 miles
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Tanbridge
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