



**Tilletts Lane,
Horsham RH12 3RD**



LOCATION This end of terrace family home is located within the Sussex village of Warnham with its period cottages and houses. This quintessential Sussex village offers a small village shop, butcher, hairdresser and two public houses. The historic market town of Horsham, is about 4 miles distant, boasting an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from Pizza Express to the Michelin starred Restaurant Tristan. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, you have Warnham or Horsham Station, with the latter offering a direct line to Gatwick (17 minutes) and London Victoria (52 minutes).



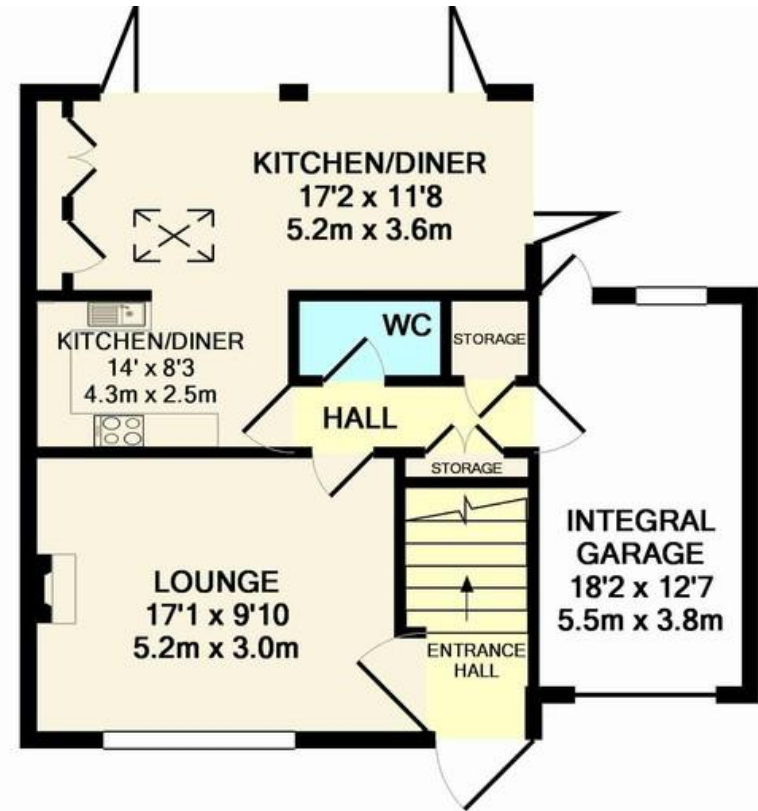
THE PROPERTY A well-presented, three-bedroom end of terrace family home. Entering the property, you have the lounge to the front with feature fireplace, ample storage for coats and shoes and a downstairs cloakroom. The heart of the property has to be the extended open-plan Kitchen/Diner, fully fitted Kitchen with appliance and breakfast bar, dual aspect Bi-Folding doors opening to the decked area of the enclosed rear garden. To the first floor there are three bedrooms, master with built in wardrobes, a further double and a large single bedroom. The family bathroom has a modern finish with walk in shower cubicle and separate bath.

OUTSIDE The property benefits from a single garage and large driveway, offering parking for a number of cars. To the rear of the property there is a good sized enclosed garden, mainly laid to lawn but offering decked area, storage shed and green house.

Total Approximate Floor Area
335 SQ.FT

Viewing arrangements by appointment through :

Brock Taylor
01403 272002
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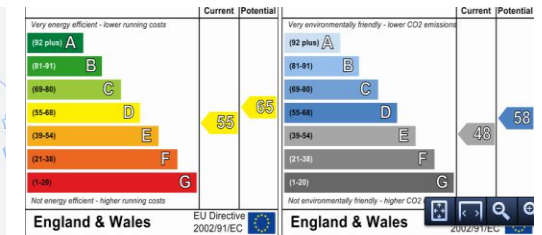


**GROUND FLOOR
APPROX. FLOOR AREA
335 SQ.FT.**

Map Location



EPC Rating



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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