



Longhurst Avenue, Horsham RH12 1BH



THE PROPERTY The front door opens into a Hall, which has doors opening into the open plan living area and the WC. The large open plan Living/Kitchen Area is divided into two spacious areas. The stylish Kitchen is fitted with a range of modern, floor and wall mounted units, with integrated appliances, while the Living/Dining Area, has plenty of space for a dining table and sofas, with double doors spilling out to the Rear Garden. To the First Floor is a large Family Bathroom, with a shower above the bath, and two double Bedrooms, both benefitting from built in wardrobes. The property also benefits from under floor gas heating to the ground floor, double glazing and is offered on an unfurnished basis.



OUTSIDE To the front of the property there is a small well maintained front garden and two private car parking spaces directly outside the house. To the rear of the property is a low maintenance patio garden with storage shed and gate access.

BROADBAND AND MOBILE COVERAGE CHECKER

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



Buses
5 mins walk



Shops
Tesco Extra
5mins walk



Trains
Horsham
3.1 miles



Sport & Leisure
Pavilions in the Park
3.1 miles



Airport
Gatwick
13.5 miles



Schools
Arunside
Tanbridge Park House



Broadband
Up to 67 Mbps



Roads
M23
9.2 miles



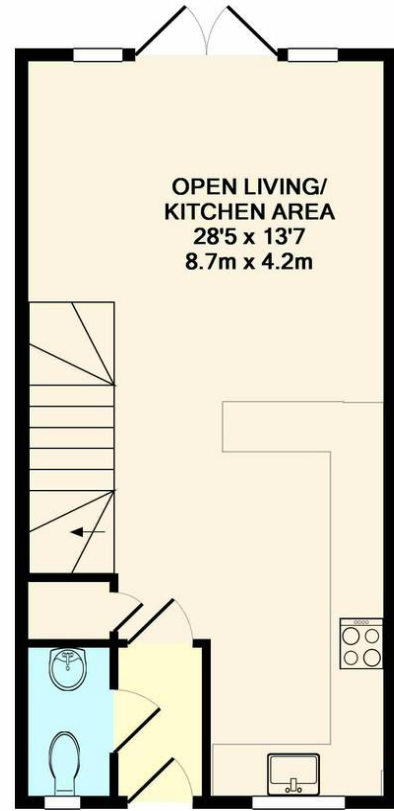
Council Tax
Band D

Total Approximate Floor Area

773 sq ft / 72 sq m

Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
93-100 A	94	89-100 A	96
85-92 B		85-93 B	83
69-84 C	80	69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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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