



Somergate, Horsham RH12 1UJ



LOCATION This two bedroom house is set in a quiet cul-de-sac on the ever popular Hills Farm estate development to the West of Horsham that offers good access to the A24 and A281. The property is also well positioned within walking distance of Horsham's thriving town centre, mainline station and primary schools. Horsham town centre and Train Station. Horsham is the thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station is just 1 mile away, and has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the area's most popular schools.



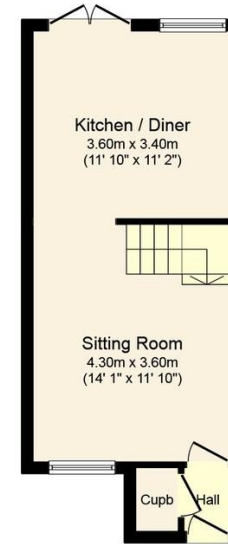
THE PROPERTY The front door opens in to a convenient porch, which is the ideal space to remove your shoes before entering the house. The ground floor consists of a bright, well decorated Living Room, with plenty of space to relax at the end of a long day. This is open to the stunning Kitchen/Diner, with doors opening to the rear garden. To the First Floor is a recently refitted Family Bathroom with a shower above the bath, a generous sized Master Bedroom and a second Bedroom large enough to take a double bed. Built in wardrobes are included in both bedrooms. The property benefits gas central heating.

OUTSIDE To the rear of the house is the garden that has a gate leading to the parking compound where there is two allocated parking spaces. There is also street parking available to the front of the property.

Total Approximate Floor Area
624 sq ft / 58 sq m

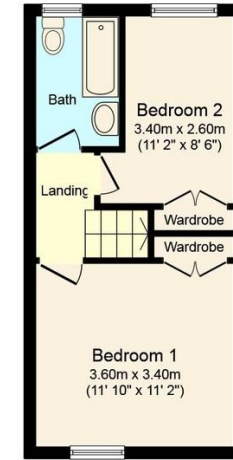
Viewing arrangements by
appointment through :

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Ground Floor

Floor area 30.0 sq. m. (323 sq. ft.)

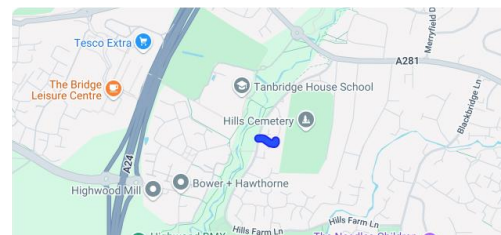


First Floor

Floor area 28.0 sq. m. (301 sq. ft.)

Total floor area 58.0 sq. m. (624 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 ₂) Impact Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A		92	95
(85-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

**Residential sales, lettings,
land and new homes.**

01403 272002
brocktaylor.co.uk

2-4 East Street, Horsham, West Sussex, RH12 1HL