



Fenhurst Close, Horsham RH12 1UX



LOCATION This well presented terraced house is set in a cul-de-sac on the ever popular Hills Farm Lane 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, Horsham's River walk and public football pitches. The property is also well positioned within walking distance of Horsham's thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

THE PROPERTY The front door opens into 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 leads to the Kitchen/Diner, with doors opening to the rear garden.

To the First Floor is a modern Family Bathroom with a shower above the bath, a generous sized Master Bedroom with built in wardrobes, and a second Bedroom also with storage cupboards, large enough to take a double bed. The property benefits gas central heating and is available for occupation in June.

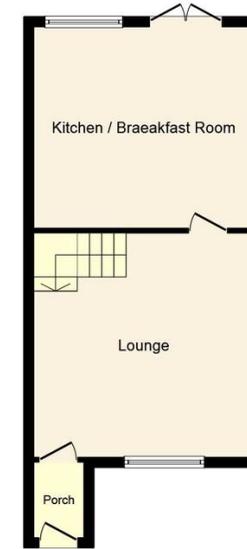
OUTSIDE To the outside the delightful and thoughtfully designed rear garden is split into two areas being wood panel fence enclosed with a large decked veranda adjacent to the property perfect for entertaining, with shrub and shingle areas and further decked path leading to a secluded summer sun trap oasis and rear access gate. The front of the property is paved for parking and there is a secure garage in a nearby block.



Total Approximate Floor Area
883 sq ft / 82 sq m

Viewing arrangements by
appointment through :

Brock Taylor
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Ground Floor
Floor area 42.0 sq. m. (452 sq. ft.) approx



First Floor
Floor area 40.0 sq. m. (431 sq. ft.) approx

Total floor area 82.0 sq. m. (883 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	92
81-91 B		81-91 B	
69-80 C		69-80 C	77
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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