



**Crawley Road
Horsham, RH12 4ET**

£525,000

**01403 272022
brocktaylor.co.uk**

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

LOCATION

This beautifully presented character home is located to the North of Horsham's busy town centre, with its excellent range of local and national traders as well as a thriving cafe and restaurant culture. This family home is set in a convenient location, close to Tesco Express and a local parade of shops including a pharmacy and post office. The property is within easy reach of both Littlehaven and Horsham stations providing access to London as well as being within easy reach of the A264 and M23.

PROPERTY

Tenure: Freehold

We are delighted to present to the market this immaculate, end of terrace house, offering a fantastic opportunity for families and couples alike. This property, previously a popular Airbnb, is now listed for sale and is certain to impress with its unique features and well-appointed spaces.

Upon entering, you are greeted by an inviting entrance porch which leads into a welcoming hallway. The property boasts two versatile reception rooms. The first, a generous lounge, features a cosy log burner and seamlessly opens to the kitchen/diner, creating a perfect space for socialising and entertaining. The second reception room offers flexibility for use, serving as a snug/bedroom 4, study or play room, complete with a second log burner, providing a cosy retreat. The stylish, open-plan kitchen is a real stand-out feature of this property, bathed in natural light from a lantern window. It includes a utility room, a dining space and a breakfast bar. The kitchen is also equipped with

built-in appliances and bi-folding doors that open onto the decked area of the garden, making it a light and airy space to prepare meals and host guests. The property includes three spacious double bedrooms. The main bedroom, with views over the garden, is exceptionally spacious and comes with an open ensuite. The second bedroom features built-in storage and, along with the third bedroom, is filled with natural light. There are two bathrooms in the property. The ground floor bathroom is large and features a bath with a shower and a window, while the second bathroom, an ensuite to the main bedroom, includes a shower cubicle and a window.

OUTSIDE

Stepping outside, the garden is a real showstopper. Bi-folds open onto a decked area, perfect for garden furnishings and relaxing. The large lawn leads down to an area with seating and a bar complete with a sink and electricity, making it an amazing entertaining space. An additional gravelled area and large shed provide further potential. A small bridge over an attractive stream leads to another seating area to enjoy the garden view with a drink in hand. The front of the property features a small garden and generous driveway parking with an electric car charger. A side gate provides access to the garden for ease.

The location of the property is ideal, with public transport links, nearby schools, and local amenities all within easy reach. This property is a unique find in today's market, and early viewing is highly recommended.





Buses

1 minute walk



Shops

Co-op Food
5 minute walk



Trains

Littlehaven – 0.8 miles
Horsham – 1.2 miles



Airport

Gatwick
12.4 miles



Roads

M23
4.8 miles



Sport & Leisure

Pavilions in the Park
1.4 miles



Rental Income

£2,000 pcm



Schools

Leechpool Primary
The Forest School
Millais



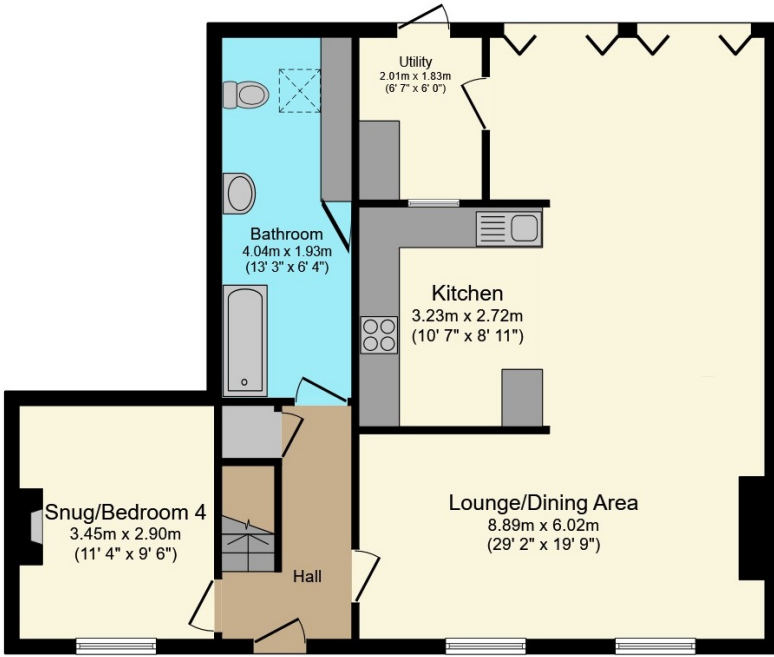
Fibre Broadband

Up to 910 Mbps

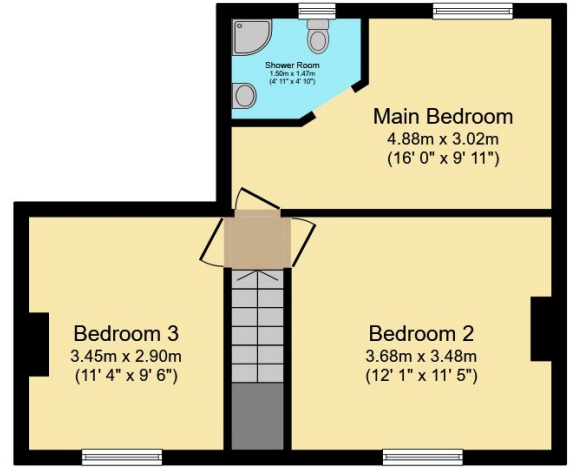


Council Tax

Band E

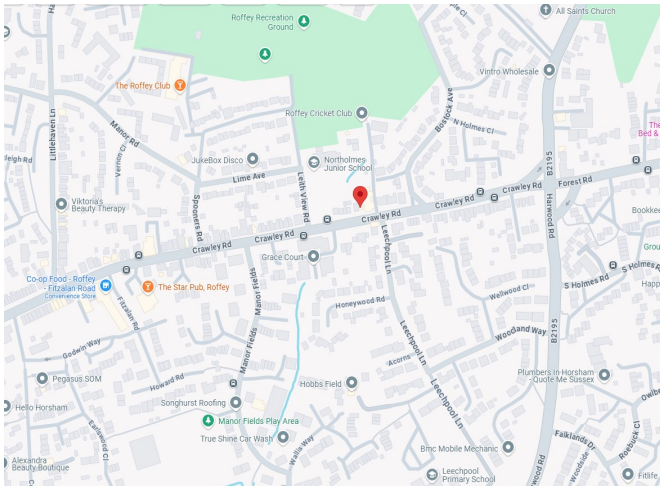


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,318 sq ft / 122 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022
 horshamsales@brocktaylor.co.uk



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

