



# Mayes Lane, Horsham RH12 3SG



**LOCATION** Accessed via a private driveway the property offers a pleasant outlook over neighboring fields. Warnham a quintessential English village, boasts a village store, butchers, primary school, two public houses and station, which provides links to London. Horsham is a 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 in Broadbridge Heath as well as the Pavilions Leisure Centre with swimming pool close to Horsham Park. There are some beautiful walks and cycle rides in the immediate countryside and further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station 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** A charming and generously sized one bedroom annexe flat. Accessed via the private drive surrounded by countryside, The Annexe remains independent from the main house and benefits from its own front door entrance, modern kitchen with appliances, spacious living room with doors leading onto the courtyard garden, generous bedroom with storage and shower room. There is also a separate bathroom off the kitchen/ dining area. The property is ideal for couples and single professionals wanting peace and quiet in this idyllic village location. The property is available on an unfurnished basis and available early February for occupation.

**OUTSIDE** To the front of the property is a large driveway with an area set for the annexe occupants. The property benefits from its own low maintenance courtyard garden with pleasant views onto the local fields.



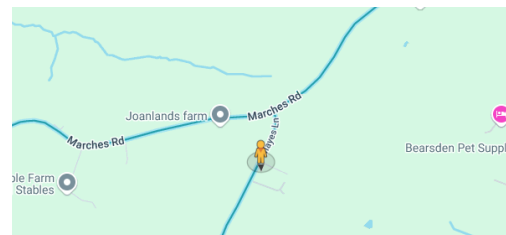
**Total Approximate Floor Area**  
**1,059 sq ft / 98 sq m**

Viewing arrangements by appointment through :

Brock Taylor  
01403 272002  
horshamlettings@brocktaylor.co.uk



### Map Location



### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79

**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