



**Trundle Mead,
Horsham, RH12 2LY**

**Guide Price
£675,000**

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LOCATION

This fine family home is just over 1.1 miles from Horsham town centre, 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, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park Leisure Centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station is also just over 1 mile away with a direct line to Gatwick and London Victoria with Littlehaven station just 1.4 miles away.

PROPERTY

Tenure: Freehold

The front door of this much loved home opens into a generous Hall, which has the airing cupboard, additional storage and access to the sizable loft, which provides excellent potential for

conversion (stpp) to create further Bedrooms if required. The Living Room is to the rear of the property, measures 17'10 x 13'3, has an attractive central fireplace and overlooks the impressive South facing Rear Garden. This bright room, along with the 15ft Dining Room and separate Conservatory that is accessed via the Kitchen, make this property fantastic for entertaining, with the central Kitchen being a good size with excellent scope to knock through, creating one large Living Area. This extended Detached Bungalow boasts three large double Bedrooms, with two benefitting from built in wardrobes, while completing the accommodation is the Family Bathroom and separate WC, that could be opened to create one large Bathroom.

OUTSIDE

This Detached Bungalow sits on an impressive 0.21 Acre Plot and is set back from the road with a Driveway, that provides off street parking, leading to the 17'4 x 8'2 Garage, which has an up & over door, power and lighting. There is gated access on both sides of this Detached property that open into the wonderful South Facing Rear Garden which measures over 90ft in length. This fantastic, private space boasts a generous patio, that is perfect for barbecues in the Summer months that leads on to an expanse of lawn, with mature borders, that is the perfect space for the children to play, or for a keen gardener to make the most of.





Buses

3 minute walk



Shops

Co-op Food
0.4 miles



Trains

Horsham – 1.1 miles
Littlehaven – 1.4 miles



Airport

Gatwick
13.7 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£2,250 pcm



Schools

Trafalgar Infant
Greenway Academy
Tanbridge House School



Broadband

Up to 525 Mbps

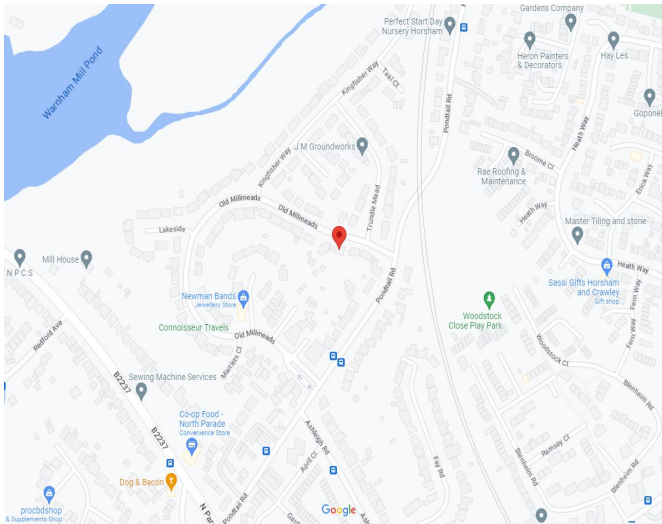


Council Tax

Band F



Map Location



Total Approximate Floor Area
1,389 sq ft / 129 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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