



**Hills Farm Lane
Horsham, RH12 1TZ**

£379,000

**01403 272022
brocktaylor.co.uk**

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

Hills Farm Lane, Horsham, RH12 1TZ



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LOCATION

Hills Farm Lane is an extremely convenient location, with Horsham Station being a five minute drive away, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25. Horsham town centre, offers 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 as 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, while further afield, the stunning South Downs and coast are within easy reach. Local schools within walking distance include Tanbridge House secondary school, and Primary Schools such as St Johns and Arunside.

PROPERTY

Tenure: Freehold

The front door opens into a spacious entrance hall which provides the perfect space to remove coats and shoes while housing the staircase and downstairs WC. The hallway also offers access to the lounge and kitchen/diner. The lounge provides a generous reception room with space for sofas and additional furnishings, this creates the perfect

separate space to sit and relax with a large window keeping it light and airy. The kitchen/diner is positioned at the back of the house gifting you with a fantastic social space to entertain. This space has been laid out perfectly with a dividing wall that keeps the kitchen and dining space slightly separated but still with the open plan feel. The kitchen itself is fitted with a range of floor and wall mounted units offering ample worksurface space and storage. You will also find a built-in oven, hob and extractor with plenty of space for additional free standing appliances. The dining area allows for a generous dining table and chairs to fit comfortably and also provides doors out to the rear garden. Moving upstairs the landing provides access to all rooms on the first floor which include both double bedrooms and the main bathroom. The bedrooms are both a very generous size able to fit a double bed and additional bedroom furnishings and storage, the main bedroom also provides a large built in wardrobe. The main bathroom is fitted with a white suite and shower over the bath, this room also boasts its own window perfect for light and ventilation.

OUTSIDE

To the front of the property, you have a small front garden bordered by mature shrubs and plants creating a private element. A pathway leads up to the front door from the path and a side gate also allows access into the beautiful South facing rear garden. The garden has been laid with a generous modern patio creating the perfect space for garden furniture and to enjoy entertaining in the warmer months. The rest of the garden is laid to lawn with planted borders and shed found to the back of the garden. A pathway leading to the rear gate provides access out to the property's own allocated parking space.





Buses

1 minute walk



Shops

News & Food Store
0.2 miles



Trains

Horsham – 1.5 miles
Littlehaven – 2.7 miles



Airport

Gatwick
13.7 miles



Roads

M23
7.4 miles



Sport & Leisure

Pavilions in the Park
1.4 miles



Rental Income

£1,400 pcm
Rental Yield – 4.4%



Schools

Arunside Primary
St Johns Primary
Tanbridge House



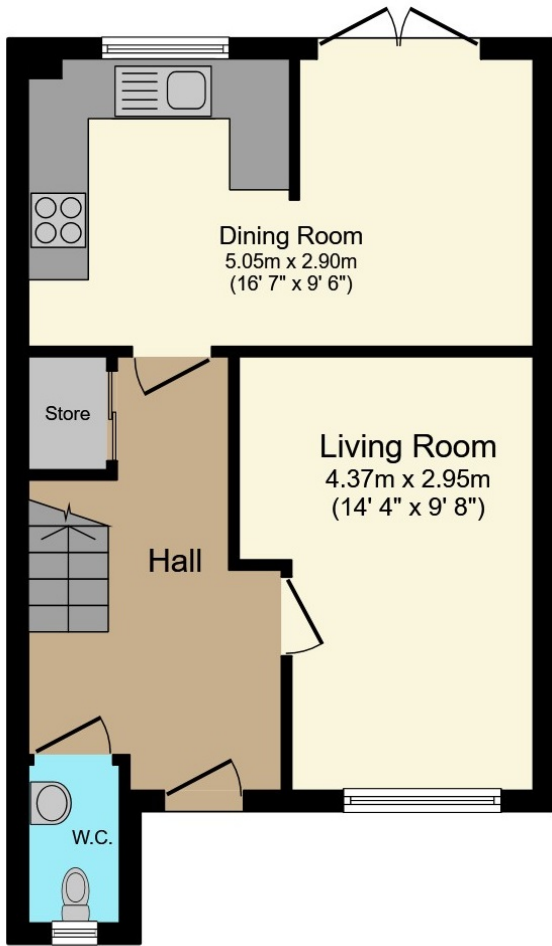
Broadband

Up to 67 Mbps

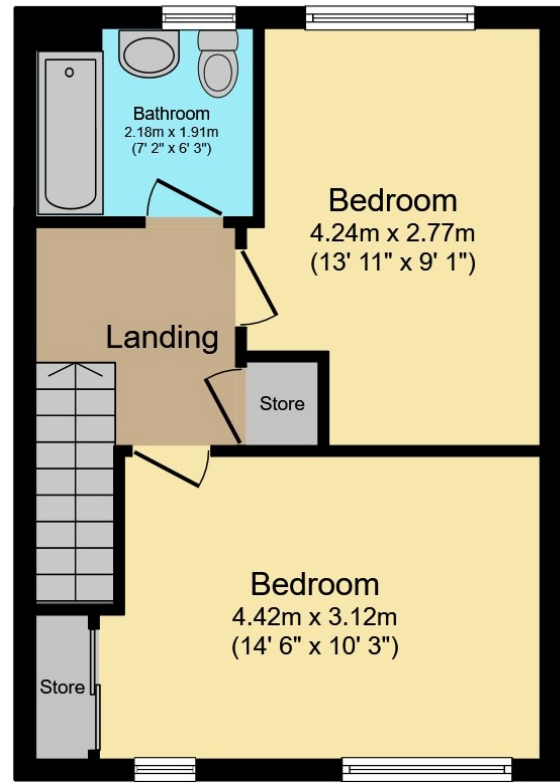


Council Tax

Band C

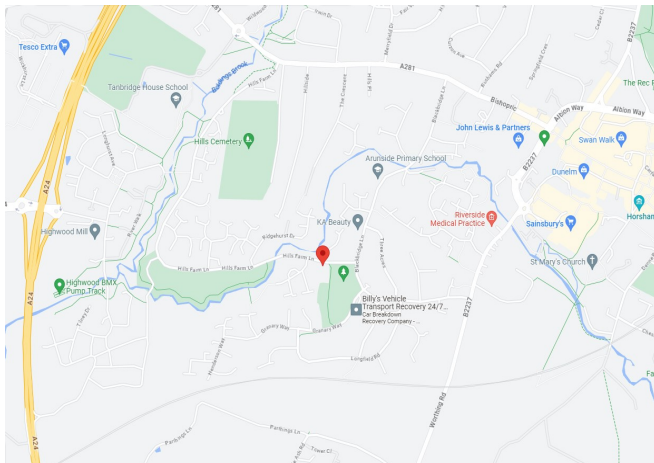


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

814 sq ft / 76 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	77	
(55-68)	D		
(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

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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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