



**Riverside,
Horsham, RH12 1NX**

£510,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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Horsham, RH12 1NX**

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LOCATION

This Detached Home is located in a small cul de sac on the ever popular west side of Horsham. It is only a short distance from Horsham town centre, the mainline station with its easy links to London and the fantastic Horsham Park with Pavilions Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a John Lewis and large Waitrose. 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. This attractive location means this Detached House is within walking distance of a number of schools, including Greenway Academy, Trafalgar Community Infant School and Tanbridge House Secondary School.

PROPERTY

Tenure: Freehold

The front door opens into a convenient Porch, which has doors opening to the WC and the 15'6 x 13'9 Sitting

Room, which stretches across the front of the house and has a deep, box bay window that overlooks the well kept Front Garden. This generous room is perfect for entertaining and leads through to the Dining Room, which leads out to the Rear Garden. The modern Kitchen has a stylish range of floor and wall mounted units with space for a range of appliances. To the First Floor you will find the Bathroom with a white suite and three Generous Bedrooms, with the Master Bedroom boasting built in Wardrobes and an En Suite Shower Room.

OUTSIDE

This attractive property is located at the end of a small cul de sac, and is set back from the road with driveway parking for one car which leads to the 16'8 x 8'2 Garage. This has an up and over door, power & lighting and along with the gated side access, a courtesy door that opens into the Garden. This has a paved patio, that would be perfect for barbecues in the summer months, with steps leading up to an area of lawn that has well kept borders and an area of decking that provides an additional seating area.





Buses

4 minute walk



Shops

Co-Op Food
0.4 miles



Trains

Horsham – 1.3 miles
Littlehaven – 2.4 miles



Airport

Gatwick
13.4 miles



Roads

M23
7.5 miles



Sport & Leisure

The Bridge Leisure Centre
1 mile
Pavilions in the Park
1.2 miles



Rental Income

£1,850 pcm



Schools

Arunside Primary
Greenway Academy
Tanbridge House School



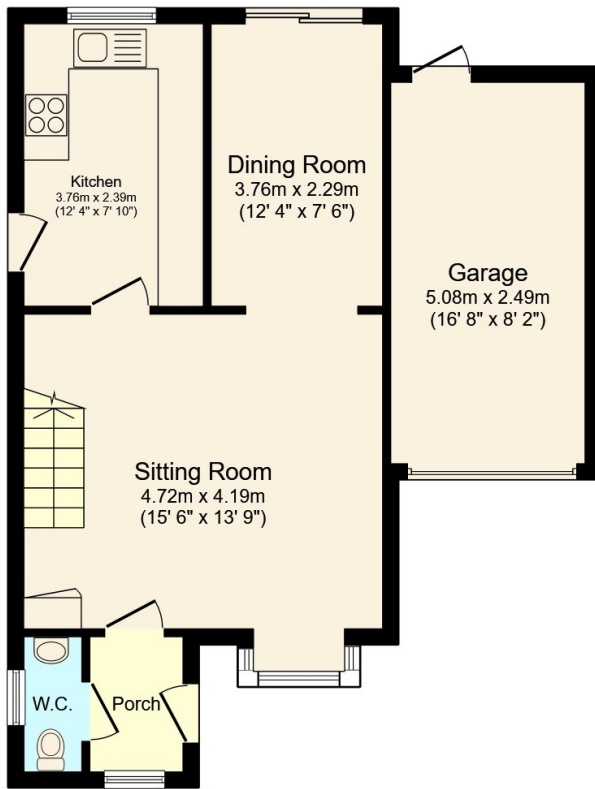
Broadband

Up to 362 Mbps

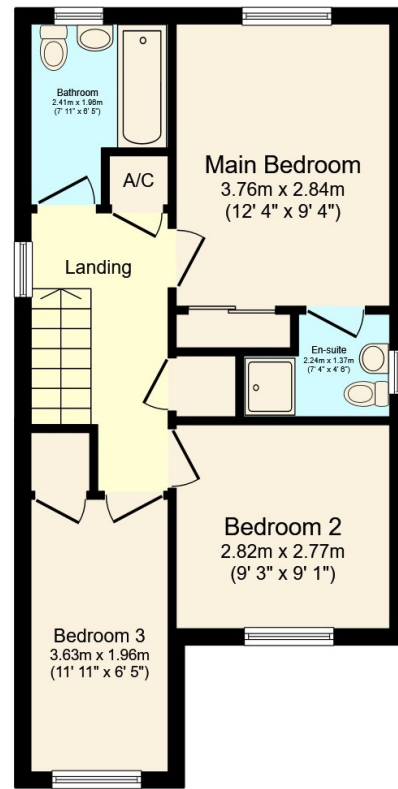


Council Tax

Band E

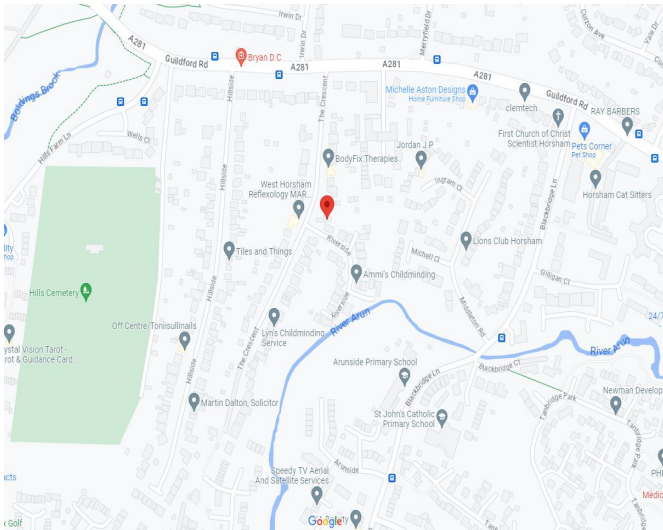


Ground Floor



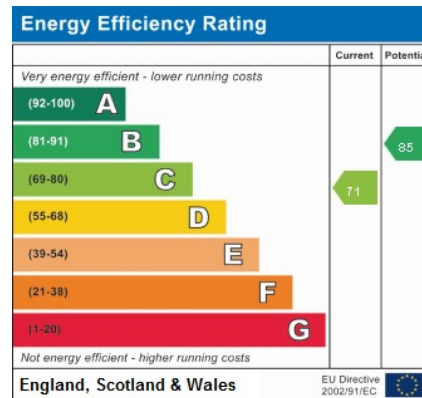
First Floor

Map Location



Total Approximate Floor Area
1,062 sq ft / 99 sq m

EPC Rating



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

