



**Middleton Road,  
Horsham RH12 1JS**

**Asking Price Of  
£525,000**

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

## Middleton Road, Horsham RH12 1JS



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### LOCATION

This fantastic property is just a stone's throw away 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.

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, The Capitol Arts Centre and Everyman Cinema.

For those needing to commute, Horsham Station provides a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

### PROPERTY

Tenure: Freehold

The front door opens into a spacious hallway which provides storage for coats and shoes whilst housing the staircase to the first floor which also benefits from storage beneath. The lounge and kitchen are both accessed via the hallway creating a natural flow. The lounge itself boasts a large window overlooking the front garden and flooding the space with natural light. This room measures at 13'8 x 11'8 and provides great flexibility for furniture placement. Moving along, the hallway leads you to the impressive kitchen/diner measuring at 23'5 x 14'2 offering bundles of space, perfect for avid cooks. The kitchen is fitted with a wide range of floor and wall mounted units offering plenty of work surface and storage space. At the centre of the kitchen you will find a large island doubling up as a handy breakfast bar, making this a pleasant social space to enjoy with views out over the garden. In addition, a utility room also provides work surfaces and

space for appliances along with an in-built sink. Access to the side of the property and the downstairs WC can also be found here. Helping to make the most of this extended property is an additional reception room accessed via the kitchen which allows your imagination to run wild. This room has sliding doors opening to the rear garden and measures at 23'9 x 10'8 offering you enormous amount of space to use how ever best suits your way of living. Moving upstairs, the light and airy landing provides access to all three generous bedrooms and the modern fitted shower room. Bedroom one and two are spacious doubles with space for large beds and additional furnishings to fit comfortably, Bedroom three is a spacious single room again offering the flexibility to add additional free standing storage or furnishings. Finally, the shower room is complete with a large glass screened walk in shower and a white suite, The sink provides built in storage beneath and large grey tiles keep the space feeling stylish and fresh with a large window for light and ventilation.

### OUTSIDE

To the front of the property is a large driveway with space for numerous vehicles to park and a detached single garage with an up and over door. A generous lawned front garden is adjacent to the driveway, giving a great feeling of space to the front of the property. A side gate opens into a small courtyard which then leads along the side to the rear garden. This private rear garden has a patioed area surrounding the rear of the house and steps lead you up to the expanse of lawn. This garden gives you the opportunity to keep a very minimalist area or provides you with a sizeable area to create your own oasis to enjoy.





**Buses**

1 minute walk



**Shops**

Co-op Food  
0.4 miles



**Trains**

Horsham – 1.3 miles  
Littlehaven – 2.6 miles



**Airport**

Gatwick  
16.7 miles



**Roads**

M23  
9.7 miles



**Sport & Leisure**

Pavilions in the Park  
1.5 miles



**Rental Income**

£TBC pcm



**Schools**

Arunside  
Tanbridge House School



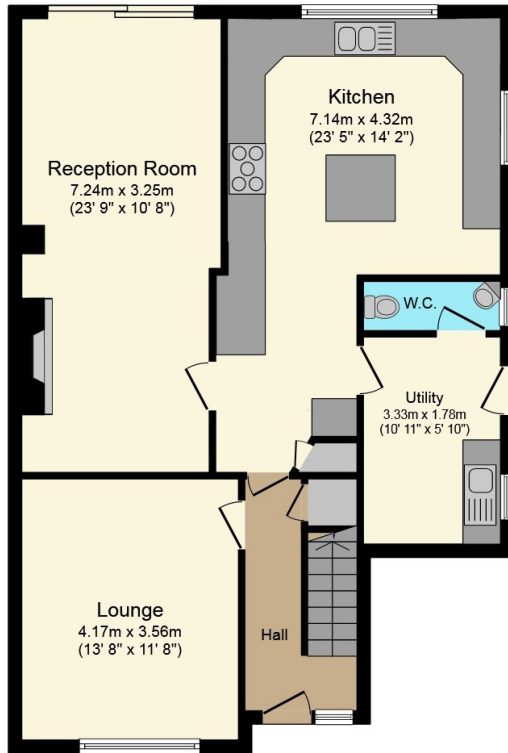
**Broadband**

Up to 67 Mbps

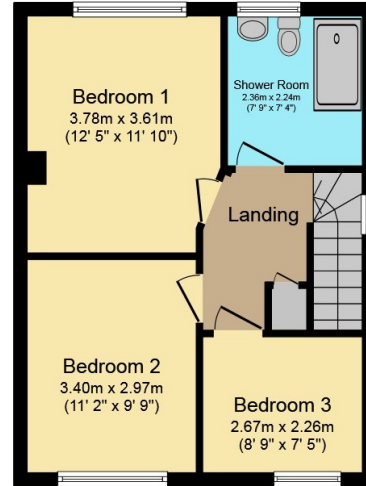


**Council Tax**

Band E

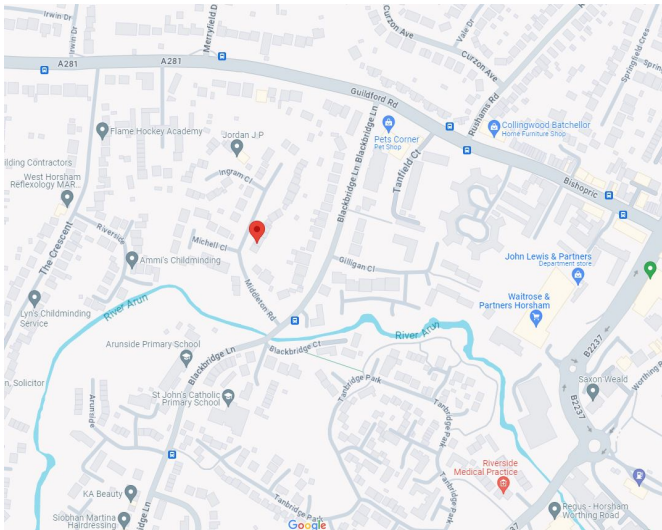


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**1,278 sq ft / 119 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & 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

