



**Heath Way  
Horsham, RH12 5XB**

**£550,000**

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

# Heath Way, Horsham, RH12 5XB

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## LOCATION

This immaculate home is set within an enviable location to the North of Horsham, approximately 1.5 miles distant from the town centre. 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 with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. 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. Littlehaven station (serving London Bridge & Victoria) is a short walk from the property.

## PROPERTY

Tenure: Freehold

Presenting an immaculate detached property for sale, uniquely designed and built by the owners less than four years ago. This one-off build showcases an enviable high-quality finish throughout, making it the perfect choice for families looking for a stylish and comfortable living space. The property boasts three spacious double bedrooms, all bathed in natural light. The main bedroom is particularly impressive with built-in wardrobes and a double aspect view, adding to the overall spacious feel of the room. The property's stylish and modern bathroom

comes with a bath and ample lighting, providing an ideal space for relaxation at the end of a long day. The heart of this home is undoubtedly the open-plan reception room which includes a lounge/diner open to the kitchen. This space offers a social atmosphere, perfect for entertaining guests or spending quality time with family. The room is spacious and enjoys a stunning view of the garden through bi-fold doors, which also allow a wealth of natural light to flood the room, brightening up the entire space. The modern kitchen is equipped with high-quality appliances and features a breakfast bar, further enhancing the open-plan design of the living space. Natural light flows freely in the kitchen, making it a bright and welcoming area to cook and dine in. One of the unique features of this property is the hall way with a downstairs WC, reflecting the thoughtful design and attention to detail that went into creating this stunning home.

## OUTSIDE

Stepping outside, the property features a meticulously landscaped, south facing garden with plenty of space on the side. The garden is grassy and open, enjoying plenty of sunshine throughout the day. At the front of the property, you'll find a driveway and side access to the garden, providing both convenience and privacy. In summary, this property offers a unique combination of modern living, high-quality finishes, and a fantastic location. Its unique features and thoughtful design make it a perfect choice for families in particular. Viewing is highly recommended to truly appreciate the quality and charm of this remarkable property.







**Buses**

1 minute walk



**Shops**

Coltsfoot Drive  
4 minute walk



**Trains**

Horsham – 1.1 miles  
Littlehaven – 0.9 miles



**Airport**

Gatwick  
12.7 miles



**Roads**

M23  
6.1 miles



**Sport & Leisure**

The Holbrook Club  
6 minute walk



**Rental Income**

£tbc



**Schools**

North Heath Primary  
Holbrook Primary  
The Forest School  
Millais  
Bohunt



**Broadband**

Up to 67 Mbps

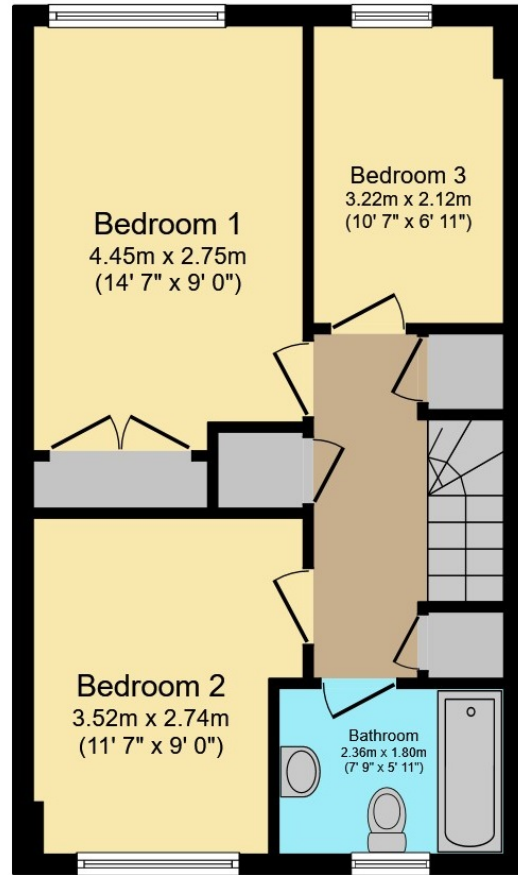


**Council Tax**

Band E

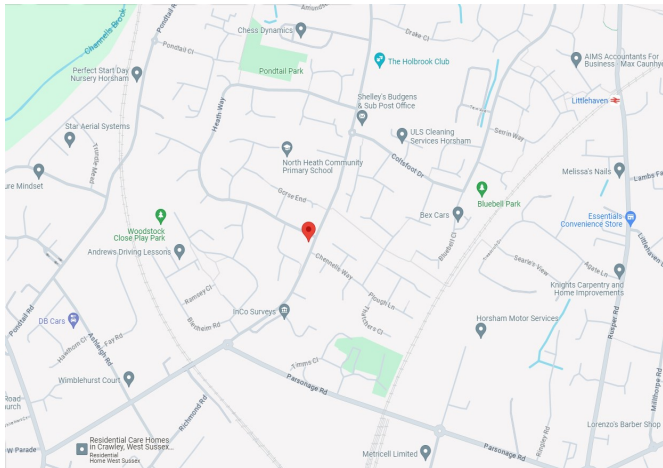


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**920 sq ft / 85 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>78</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

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**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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