



Sales.

Ridgehurst Drive,
Horsham, RH12 1XF

Asking Price Of
£270,000



Ridgehurst Drive, Horsham, RH12 1XF



PROPERTY

Tenure: Freehold

The front door opens into a convenient Porch, with space to hang your coats and remove your shoes before stepping into the double aspect Living Room, which is a bright room perfect to relax in at the end of a long day. The Kitchen overlooks the Garden, and is fitted with a stylish range of floor and wall mounted units with space for a selection of appliances (current appliances are negotiable) and additional storage under the stairs. To the First Floor you will find a generous double Bedroom with two sets of built in wardrobes and a modern Bathroom with a white suite, shower above the bath and a window.

OUTSIDE

This lovely home is set back from the road with a gated entrance opening to your private west facing Garden. This has been turned into a lovely, low maintenance area with a paved patio, perfect for barbecues in the summer months leading up to an expanse of slate chippings with attractive borders. The property also benefits from an allocated parking space in the residents car park, while further parking can be found on the road.

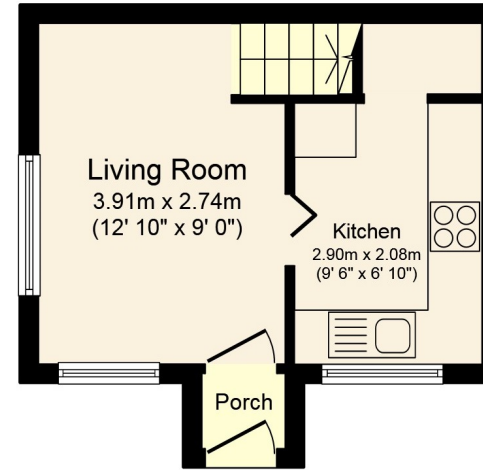


Total Approximate Floor Area

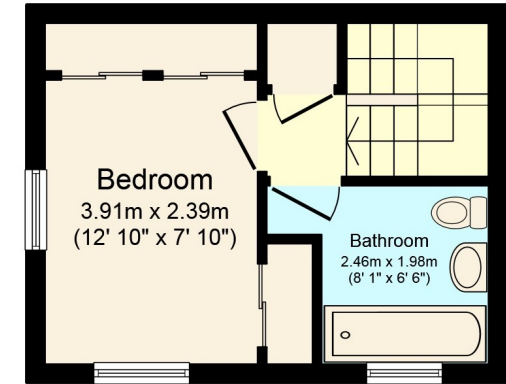
411 sq ft / 38 sq m

Viewing arrangements by
appointment through :

Brock Taylor
01403 272022
horshamsales@brocktaylor.co.uk

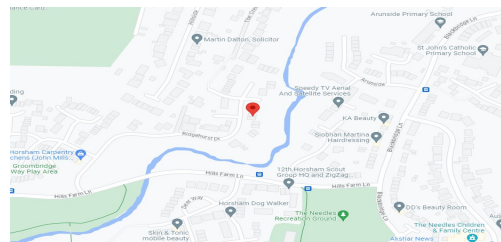


Ground Floor



First Floor

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Residential sales, lettings,
land and new homes.

01403 272022
brocktaylor.co.uk

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



Buses
6 minute walk



Shops
News & Food Store
0.5 miles



Trains
Horsham – 1.8 miles
Littlehaven – 3 miles



Sport & Leisure
Pavilions in the Park
0.8 miles



Rental Income
£950 pcm
Rental Yield – 4%



Schools
Arunside Primary
Tanbridge House



Broadband
Up to Mbps



Roads
M23
10.9 miles



Council Tax
Band B