



**Depot Road,
Horsham, RH13 5HN**

 2  2  1

A delightful bungalow offering generous and flexible accommodation throughout. The property comprises in brief; Entrance porch, spacious hallway with storage cupboards, lounge and dining room which could be utilised as a third bedroom. The two bedrooms are a good size and the main bedroom features a range of built in storage cupboards. The kitchen has a number of fitted units and integrated appliances. The large conservatory has a pleasant outlook onto the large rear garden. Completing the property is the bathroom suite with shower over the bath and a separate WC. The property is available on an unfurnished basis and available August 2024.

The large rear garden is a particular feature of the property. The front of the property offers driveway parking for a number of vehicles. The garage is also accessible for tenants use.



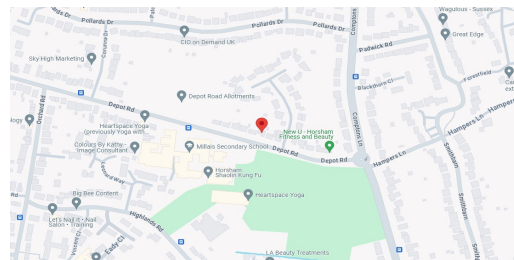
Total Approximate Floor Area
1175 sq ft / 109.14 sq m

Viewing arrangements by appointment through :


Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk



Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(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.

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Buses
2 minute walk
- 
Shops
One Stop
0.6 miles
- 
Trains
Horsham – 0.8 miles
Littlehaven – 1.3 miles
- 
Sport & Leisure
Pavilions in the Park
1 mile
- 
Airport
Gatwick
13.4 miles
- 
Schools
Kingslea Primary
The Forest School
- 
Broadband
Up to 900 Mbps
- 
Roads
M23
5.8 miles
- 
Council Tax
Band E