



**Elm Grove
Horsham, RH13 5HX**

£285,000

**01403 272022
brocktaylor.co.uk**

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

**Elm Grove,
Horsham, RH13 5HX**

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LOCATION

The house is set in a residential road, within easy walking distance of Horsham station, that features a direct service to London Victoria in under an hour, making it ideal for commuters. Horsham's pretty market town, with its variety of shops, restaurants and large retailers, including John Lewis, is also less than a mile from the property. There are local convenience stores set close to the property, for your day-to-day needs, and the property is within either a short walk, or cycle ride to hundreds of acres of woodland and country pubs, to enjoy when not working.

PROPERTY

Tenure: Freehold

The front door opens into convenient porch, which provides the ideal space to remove your shoes before stepping into the house. The sitting/dining room provides space for sofas and a dining table making it ideal for entertaining. The kitchen, which has space for a number of appliances, is a good size, with a modern range of floor and wall mounted units and doors spilling out to the rear garden. To the first floor is a stylishly tiled bathroom and

two bedrooms, with the main bedroom boasting built in wardrobes.

OUTSIDE

The rear garden is a good size, with an attractive paved patio, perfect for barbecues in the summer months, leading on to an area of lawn with a shed and gated rear access at the bottom. The property also benefits from an allocated parking space which can be accessed via the rear gate.





Buses

1 minute walk



Shops

Elm Grove Stores
3 minute walk



Trains

Horsham – 0.4 miles
Littlehaven – 1.6 miles



Airport

Gatwick
14.6 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£tbc



Schools

Kingslea Primary
The Forest School
Millais



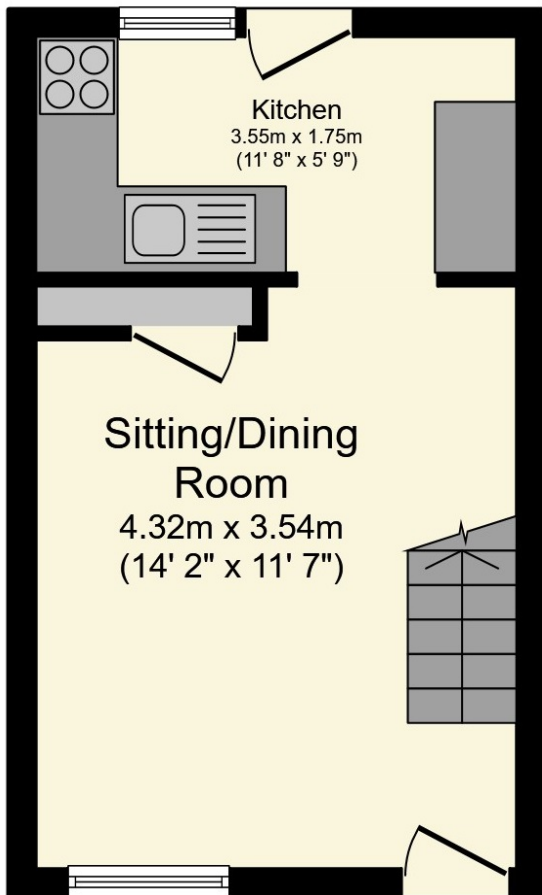
Broadband

Up to 67 Mbps

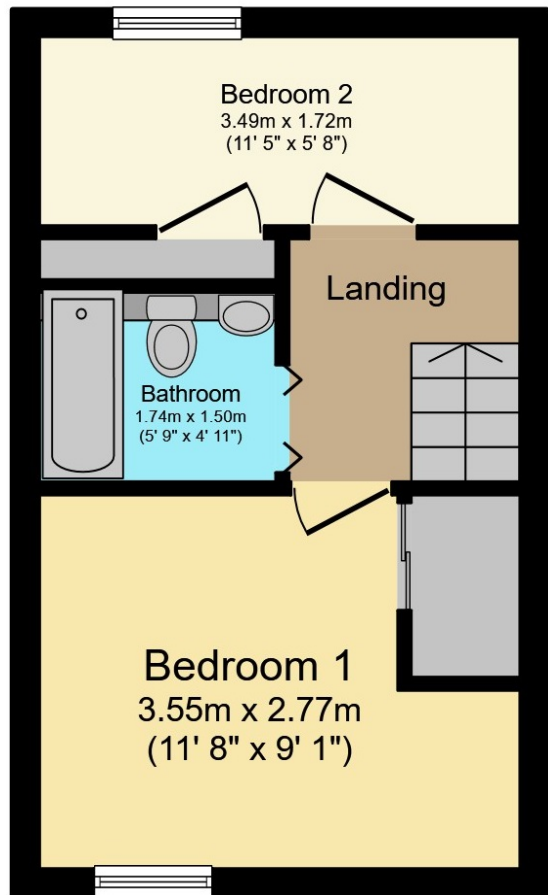


Council Tax

Band C

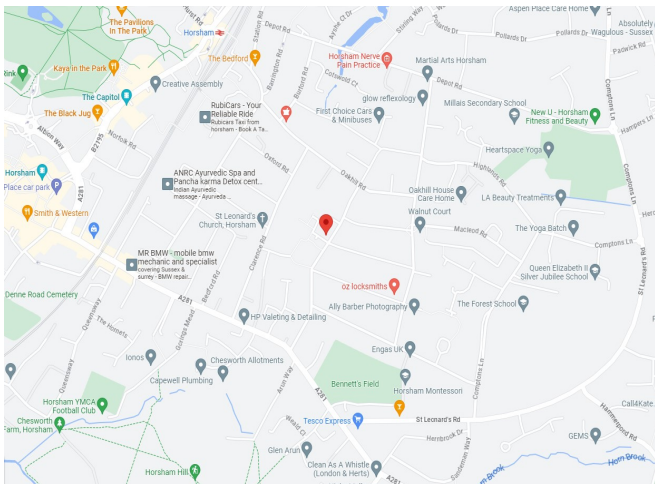


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

470 sq ft / 44 sq m

EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & 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

