



**Timms Close  
Horsham, RH12 4TN**

**£765,000**

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

## Timms Close, Horsham, RH12 4TN



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### LOCATION

This beautiful property is set within an enviable location, close to a host of local amenities. 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, which 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, is just a short walk away, and 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.

### PROPERTY

Tenure: Freehold

We are delighted to present this immaculate detached property located in a peaceful and highly desirable area. This spacious family home, set on a private section of the development, offers an ideal living space for families. The property boasts a generous number of reception rooms, including three well-appointed spaces, each offering its own unique features. The first reception room impresses with large windows, providing ample natural light and a garden view. It also offers direct access to a beautiful garden, perfect for enjoying outdoor entertainment. The open-plan kitchen, which measures 32ft is both modern and stylish, featuring modern appliances and a dedicated dining space. It is an excellent area for gathering and preparing delicious meals for family and friends. On the other side of the property is a delightful sitting room, which again spans from the front to the back of the

house. There is another set of French doors leading out to a very private covered patio area. Upstairs are four good-sized bedrooms, all off a wonderfully spacious landing with large airing cupboard. The main bedroom has an en-suite and also a large dressing area which has been created by utilising bedroom 4, but this can easily be converted back into a separate room. Finally, the family bathroom completes the upstairs accommodation. Outside the garage has been converted into an office and stylish garden room, with bi-fold doors looking out onto the garden and is a fabulous addition to this property.

### OUTSIDE

To the front is a pretty garden with lawn, mature shrub beds and a path to the front door. The driveway is down one side and can accommodate two cars and there is an electric charging point. The private rear garden, which is mainly laid to lawn, has two distinct seating areas, one outside the garden room and the other outside the living room. The latter accommodates the fantastic hot-tub which can be used all year round due to the glass-roofed pergola surrounding it.

### ADDITIONAL INFORMATION

Estate Management Charge: £500 per annum

### AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

6 minute walk



**Shops**

Tesco Express  
0.5 miles



**Trains**

Horsham – 0.9 mile  
Littlehaven – 1.1 mile



**Airport**

Gatwick  
10.8 miles



**Roads**

M23  
5.9 miles



**Sport & Leisure**

Pavilions in the Park  
1 mile



**Rental Income**

£tbc



**Schools**

North Heath Primary  
Kingslea Primary  
The Forest School  
Millais



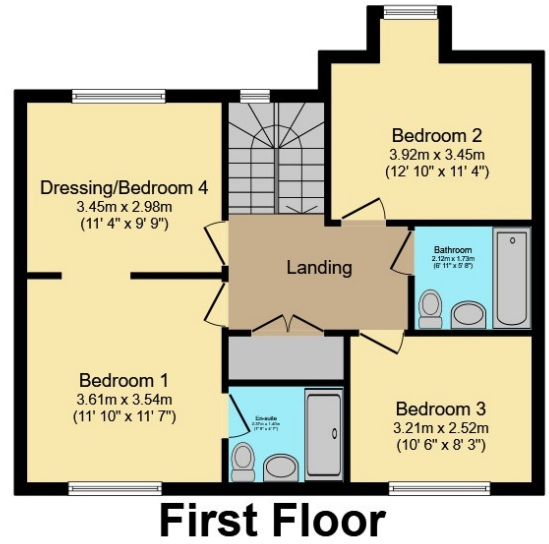
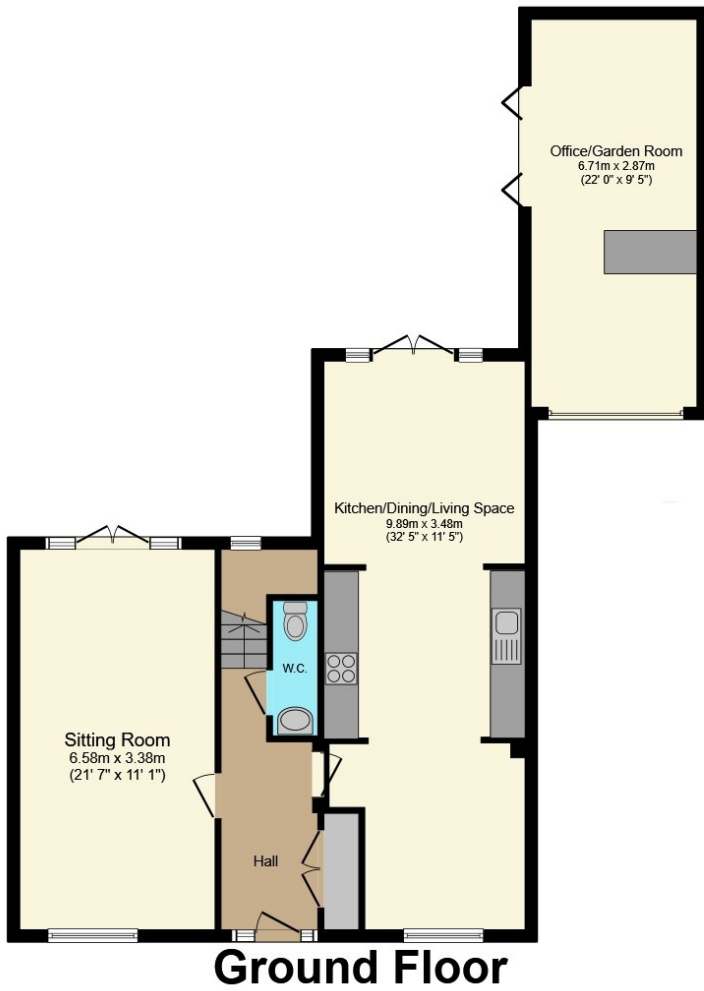
**Broadband**

Up to 500 Mbps

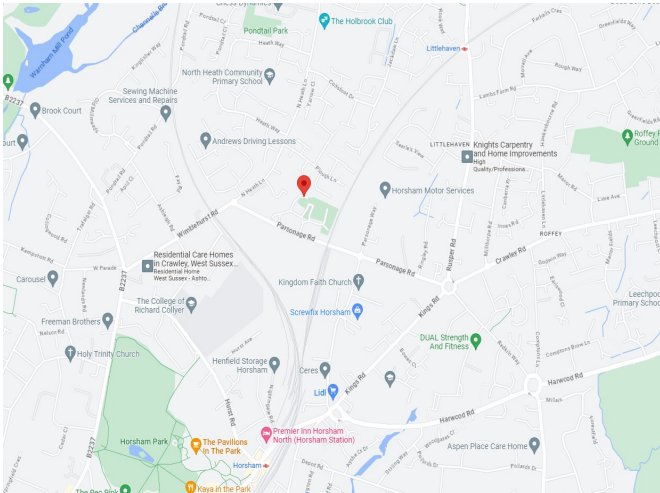


**Council Tax**

Band F



**Map Location**



**Total Approximate Floor Area**  
**1,599 sq ft / 149 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>	83	
(69-80)	<b>C</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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**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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