



**Oakhill Road
Horsham RH13 5LD**

**Price Per Calendar Month
£1,750.00**

**Oakhill Road,
Horsham RH13 5LD**



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LOCATION This attractive period property is set within an enviable location, just 0.6 miles 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 is a short stroll away (0.2 miles), 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.

The property also sits within close proximity of some of the area's most popular schools, which includes Kingslea Primary, Heron Way Primary, Forest and Millais Secondary Schools.

PROPERTY The front door of this attractive period property opens into a hall, which has stairs rising to the first floor and a door opening into the generous open plan living/dining room, which is double aspect and divided into two rooms. The cosy living room is located to the front of the house and has a bay window flooding the room with natural light and a feature fireplace. The lounge is open to the dining area, which is perfect for entertaining and is located next to the modern galley kitchen that offers a range of appliances and floor/wall mounted units with a small hall leading to a downstairs WC/utility room, a side door opens into the garden.

To the first floor is a modern family bathroom with white suite and shower over the bath, two double bedrooms, with the largest stretching across the width of the property.

To the second floor, the loft has been extended to create a lovely dual aspect main bedroom with southerly views, en suite shower room, built in and eaves storage.

OUTSIDE The garden is access from the rear of the property and expands an impressive 85ft. The south facing aspect makes it a suntrap any time of day. Predominantly lawned with decked seating area, small flower bed, path leading to the shed and rear access.

Permit on road parking.





Buses

0 mins walk



Shops

Horsham Town Centre
0.6 miles



Trains

Horsham – 0.2 miles



Airport

Gatwick
17.1 miles



Roads

M23



Sport & Leisure

Pavilions in the Park
0.5 miles



Sales Price

£ TBC



Schools

Kingslea Primary
Millais or Forest
Secondary



Fibre

Up to 900 Mbps

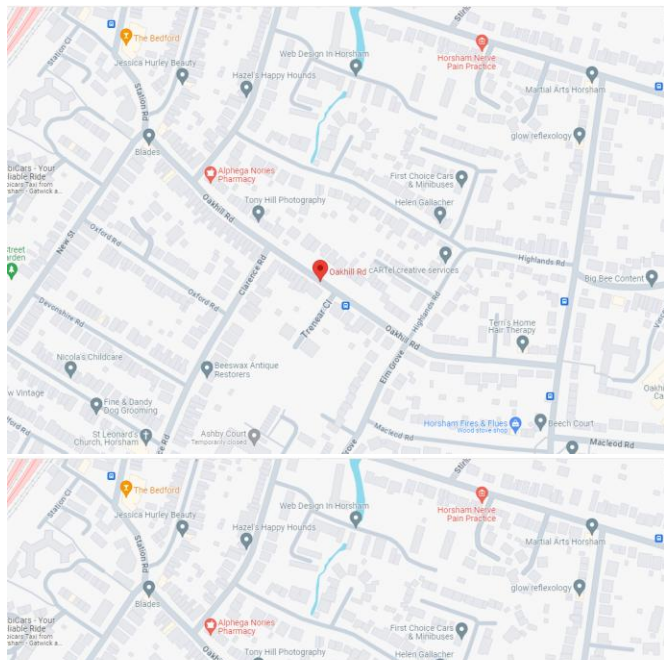


Council Tax

Band D



Map Location



Total Approximate Floor Area
1029.03 ft²/ 95.60m²

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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