



**School Close
Horsham, RH12 4UA**

£475,000

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

School Close, Horsham, RH12 4UA

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LOCATION

This spacious family home is set within an enviable cul-de-sac location, just a short walk from a local shop and Littlehaven Station, which makes it ideal for commuters. A further benefit of this location is the number of excellent schools within easy reach such as St Robert Southwell, Littlehaven Infants, The Forest School, Millais Girls & Bohunt. 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, you have Littlehaven and Horsham Station which 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

The front door opens and you are immediately met with a sense of space revealing the generous kitchen/diner which leads through to the impressive rear extension. The kitchen/diner itself is open while still keeping the element of separation between the two areas, this is done by the centre counter of the kitchen which provides ample work surface space to the kitchen. Plenty of storage can also be found within the kitchen in the form of a range of floor and wall mounted units along with a large storage cupboard under the stairs. A range of built in appliances can also be found within the kitchen with additional space for free standing appliances. A large dining table fits comfortably within the dining area making it the perfect entertaining space that spills into the stunning extension with its high vaulted ceiling and sky light windows flooding it with

natural light. This extra addition provides a beautiful second reception room allowing access out to the rear garden. Located through a door to the front of the property you will also find the generous lounge with ample flexibility for furniture placement and an attractive bay window looking out over the cul-de-sac. The garage has been converted to provide an additional room downstairs creating the opportunity to be used for whatever best suits your needs, whether this be working from home, a gym or an additional bedroom/reception. The space also offers a door to the garden and a downstairs WC. Moving upstairs the landing provides access to all rooms on the first floor. The property offers two generous double bedrooms while the third bedroom allows to be used as a double room or a good sized single bedroom. Both bedroom one and two also offer built in storage and all rooms are light and airy. Finally completing the living accommodation is the modern family bathroom, fitted with a white suite and inbuilt storage around the sink.

OUTSIDE

To the front of the property is an attractive shingled front garden, perfect for potted plants, and a generous driveway running along the side of the property allowing for multiple cars to park. The front door and garage conversion door can also be accessed. The rear garden offers a generous patio around the rear of the property which leads onto an area which is laid to lawn. An added bonus to the garden is the attractive patioed seating area to the back of the garden which is covered by a beautiful pergola. This creates the perfect place for entertaining in the warmer months. The garden itself also allows space for a generous storage shed for gardening tools and equipment if desired.





Buses

3 minute walk



Shops

Tesco Express
5 minute walk



Trains

Littlehaven – 0.7 miles
Horsham – 1.7 miles



Airport

Gatwick
12.6 miles



Roads

M23
5.5 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£tbc



Schools

St Robert Southwell
Littlehaven Infant
The Forest School
Millais



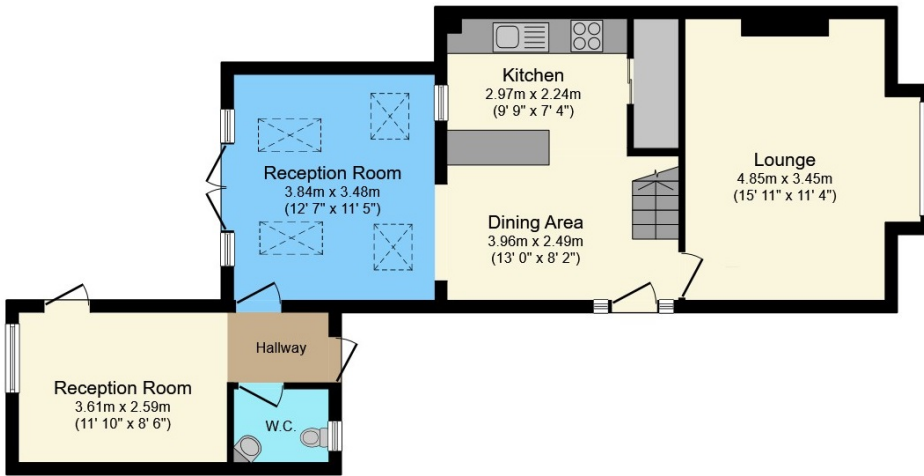
Broadband

Up to 500 Mbps

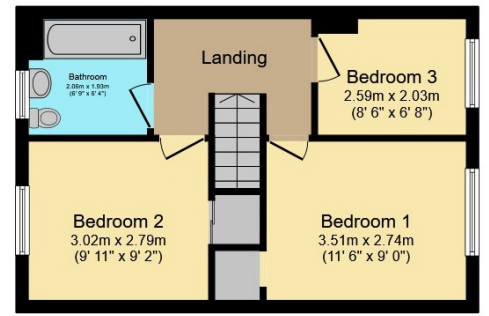


Council Tax

Band D

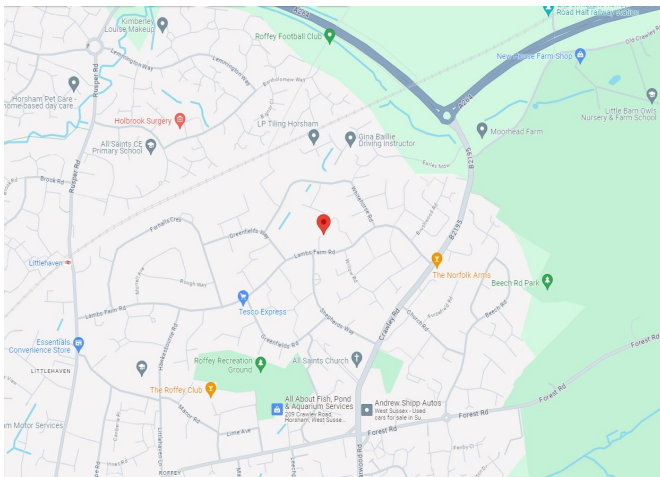


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,111 sq ft / 103 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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	

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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