



**The Poplars,
Horsham, RH13 5RH**

**Asking Price Of
£439,950**

**01403 272022
brocktaylor.co.uk**

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

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LOCATION

This spacious, two double bedroom bungalow is set in an ultra-convenient location within a few minutes' walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

Tenure: Freehold

A beautifully presented two bedroom link-detached bungalow with a rear extension that has created a cloakroom and office space. The property has a generous hallway that gives access to two bedrooms, both a good size with the principal having large windows and plenty of room for wardrobes, additional furniture and the bed. There are fitted wardrobes in both bedrooms. There is a good sized and stunningly refitted shower room which is fully tiled and has a modern white suite. The lounge is a great size with double aspect windows that drench this room with natural light. There is a kitchen off this room which has a wide range of eye and base level units along with plenty of worktop space so you can really put your culinary skills to use.

Furthermore, there is the addition of an office and a handy cloakroom.

This property has been well maintained by the current owners including all the below:

- New roof with 10-year warranty and full replacement fascia boards, guttering, and downpipes – Aug 2023
- New refitted shower room with Aqualisa Digital High-Pressure shower system – Aug 2023
- New flooring through, water repellent laminate flooring – 2023
- New feather board fencing all around – 2022
- Rear Extension – 2022

OUTSIDE

To the front, there is a large lawned garden with a driveway and carport, fit for 3 or 4 cars.

To the side, there is a lovely courtyard area with plants and shrubs, 2 sheds and side access. To the rear, there is a landscaped garden, mainly laid to lawn, with mature shrubs and borders plus a paved patio area that is ideal for entertaining your friends and family over a sizzling BBQ and drinks.





Buses

2 minute walk



Shops

One Stop
0.3 miles



Trains

Horsham – 0.4 miles
Littlehaven – 1.3 miles



Airport

Gatwick
14.1 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
0.6 miles



Rental Income

£TBC pcm



Schools

Kingslea Primary
The Forest School
Millais



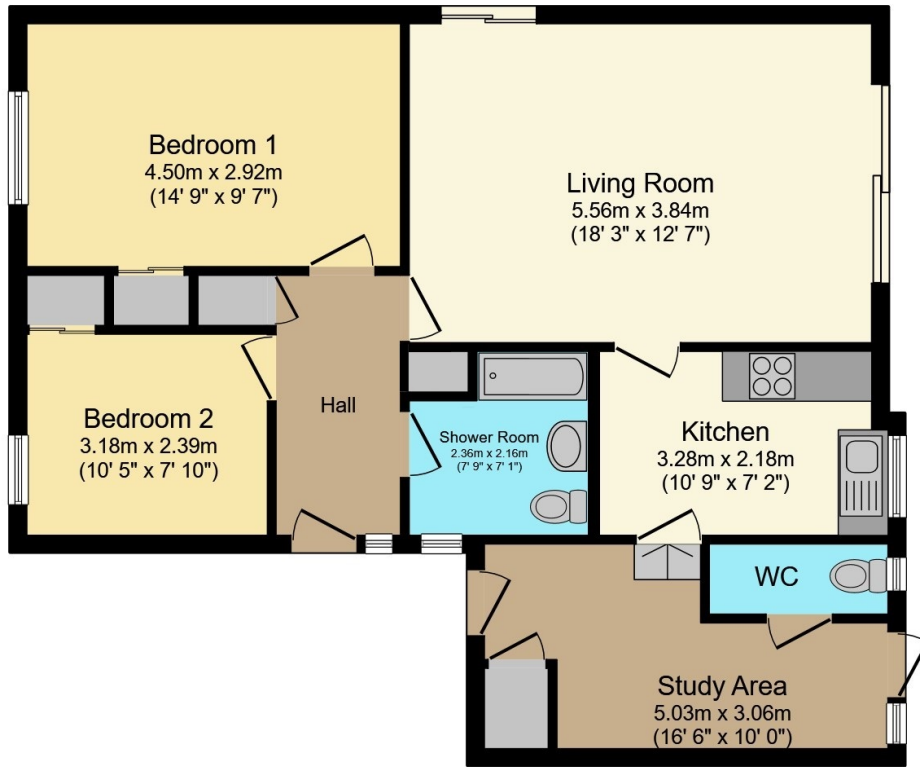
Broadband

Up to 67Mbps



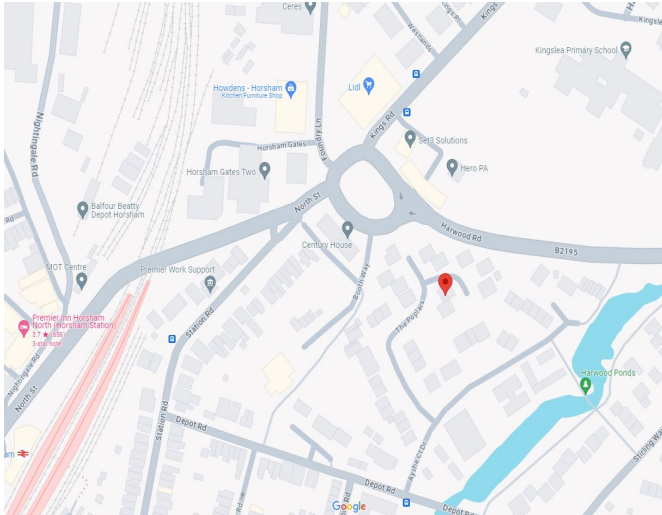
Council Tax

Band D



Floor Plan

Map Location



Total Approximate Floor Area

827 sq ft / 77 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	86
England, Scotland & 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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