



**Birches Road,  
Horsham RH12 4NH**



**LOCATION** This spacious top floor maisonette is set within an enviable location, in a small cul de sac in North East Horsham overlooking a small green and children's play park. 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 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 catchment of some of the area's most popular schools, which includes The Forest School, Millais Girls Secondary Schools and Bohunt.

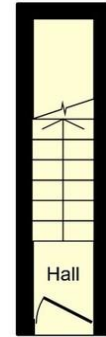
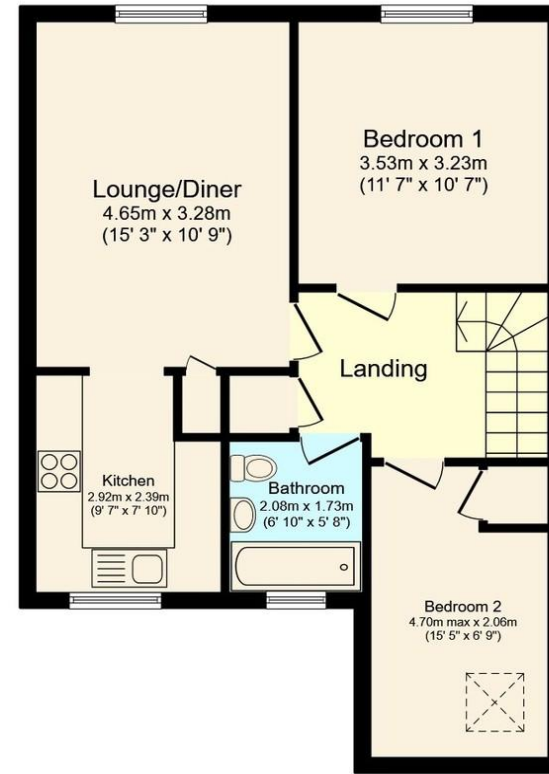
**PROPERTY** The newly fitted front door opens into a hall, which provides the ideal space to remove your shoes before going upstairs to the spacious landing, which has doors opening to all rooms, and access to the loft, which provides additional storage. The lounge/diner measures 15'3 x 10'9, has a large window flooding the room with natural light, space for sofas and a dining table, and an opening leading through to the kitchen. There is a modern bathroom with a white suite and a shower above the bath, and two large double bedrooms, making it ideal for a growing family or for someone that works from home.



Total Approximate Floor Area  
**634 sq ft / 59 sq m**

Viewing arrangements by  
appointment through :

Brock Taylor  
01403 272022  
horshamlettings@brocktaylor.co.uk



**Map Location**



**EPC Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		

**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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