



**Ropeland Way  
Horsham RH12 5NY**

**£375,000**

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

## Ropeland Way, Horsham, RH12 5NY



### LOCATION

This superb two bedroom home is set within an enviable location to the North of Horsham, approximately 2.3 miles distant 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. 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. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property. The property also sits within close proximity of some of the area's most popular schools, which includes The Forest School, Millais Girls and Bohunt.

### PROPERTY

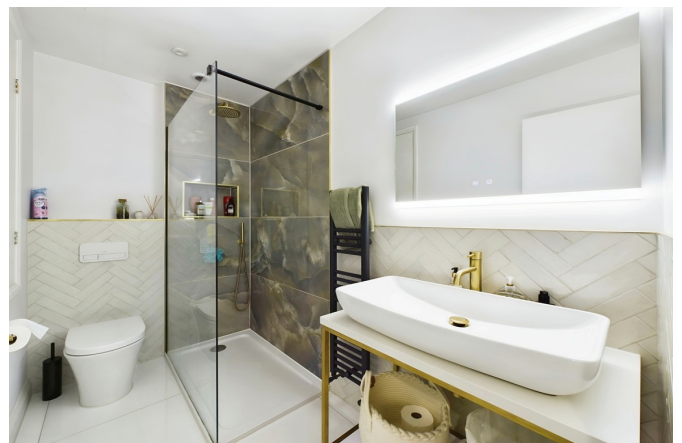
Tenure: Freehold

We are pleased to offer this immaculate terraced property for sale. This beautifully presented home is located in a quiet cul-de-sac and benefits from excellent public transport links. The property perfectly suits couples, first-time buyers, and investors alike. Upon entering the property, you are greeted by an entrance porch that sets a warm, welcoming tone. The ground floor boasts a reception room offering generous space for relaxation and entertainment. Natural light floods

the room, enhancing the atmosphere and creating a bright and airy living area. The modern kitchen is a chef's delight, featuring plenty of work surface and ample storage. It is a versatile space with room for appliances and benefits from an abundance of natural light. The kitchen also doubles as a breakfast room, serving as a perfect spot to enjoy your morning coffee. Additionally, the kitchen provides access to a sun room, a unique feature that adds a touch of luxury and allows you to enjoy the sunshine in comfort and privacy. The property offers two spacious double bedrooms. Both bedrooms are well-lit with natural light and offer ample space for wardrobes. The main bedroom is notably spacious, providing a peaceful retreat at the end of the day. The bathroom is a stunning feature of the property, having been modernised to a high standard. It includes a walk-in shower and a mirror light, adding a touch of elegance to the room.

### OUTSIDE

Outside, the property offers two parking spaces at the front. The rear garden is a real highlight, being south-facing and of a good size. A large decked area leads down to a lawn, making it the perfect space for outdoor dining and entertaining. A rear gate provides convenient access to and from the garden. In summary, this immaculate terraced property, with its unique features and ideal location, makes for a perfect home or investment opportunity. It's a must-see property, presented in outstanding condition. Arrange your viewing today to appreciate the quality of accommodation on offer.





**Buses**

3 minute walk



**Shops**

Budgens  
0.7 miles



**Trains**

Littlehaven – 0.6 miles  
Horsham – 1.8 miles



**Airport**

Gatwick  
10.7 miles



**Roads**

M23  
6 miles



**Sport & Leisure**

The Holbrook Club  
0.7 miles



**Rental Income**

£1,500 pcm  
Rental Yield – 4.8%



**Schools**

Holbrook Primary  
The Forest School  
Millais  
Bohunt



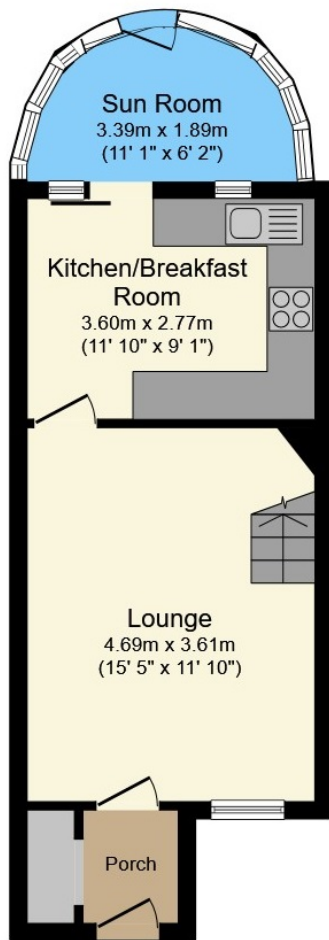
**Broadband**

Up to 500 Mbps

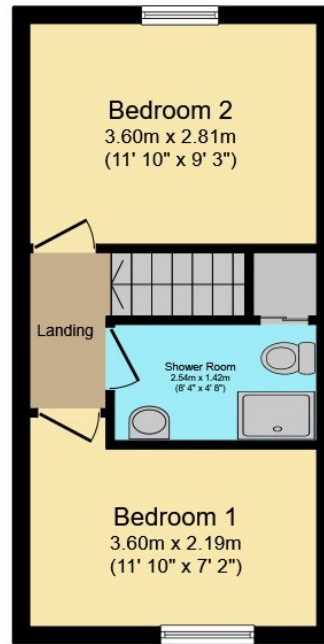


**Council Tax**

Band C

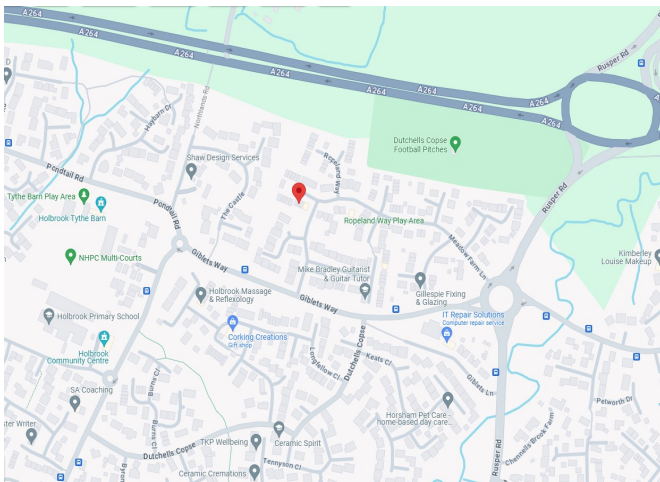


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**682 sq ft / 63 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(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

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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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2-6 East Street, Horsham, West Sussex, RH12 1HL

