



**Meadvale  
Horsham, RH12 1UL**

**£320,000**

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



## Meadvale, Horsham, RH12 1UL



### LOCATION

This stunning home is set within a small cul de sac on the ever popular Hills Farm Development, located to the west of Horsham, offering good access to the A24 and A281. The property is also set within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. The property is also well positioned within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

### PROPERTY

Tenure: Freehold

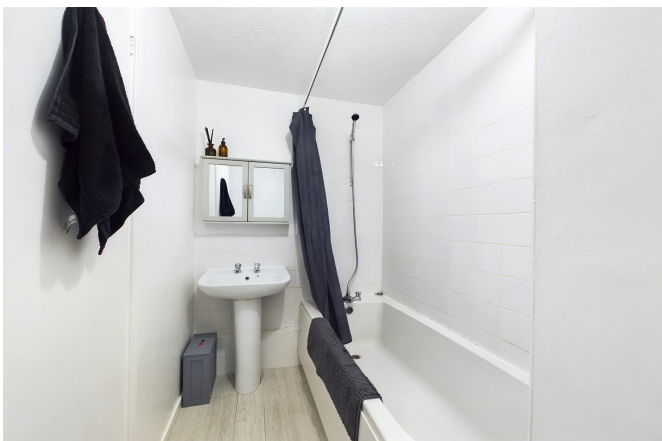
Presenting a terraced property in good condition, ideal for couples, investors, and first time buyers. This property offers an array of unique features and is situated in a peaceful location with excellent public transport links, nearby schools, local amenities, and green spaces. Upon entering the property, you're greeted by a charming entrance porch, leading you into the well-proportioned living space. The house consists of one separate reception room, two bedrooms, one bathroom, and a kitchen. The reception room boasts a garden view and provides direct access to the garden, allowing natural light to flood the room. This lounge area makes a perfect place for relaxation and entertainment, creating a perfect balance between indoor and outdoor living. The property offers two bedrooms, one double and one single, both basked in natural light. The double bedroom comes with built-in wardrobes, providing ample storage space, making it perfect for a couple or an

individual who values comfort and functionality. The bathroom is a comfortable size and features a white suite, including a bath with a shower. Its neutral colours and ample space provide an ideal setting for a relaxing bath after a long day. The kitchen is practical and well-designed, offering plenty of storage and ample workspace. A window makes the room bright and airy, giving you a pleasant atmosphere while preparing meals.

### OUTSIDE

The property's exterior features allocated parking in the residents' area with plenty of on-street parking also on offer. The rear garden has been tastefully landscaped by the owner to create a low maintenance space, complete with a rear gate for easy access. This outdoor space provides a perfect setting for peaceful alfresco dining or a safe play area for children.

In conclusion, this terraced property, in good condition, offers a homely feel with its well-distributed spaces and unique features. Its location and amenities make it an excellent choice for couples, investors, and first time buyers. Don't miss this excellent opportunity to own a home in a peaceful location with all the necessary amenities at your doorstep.







**Buses**

1 minute walk



**Shops**

Tesco Extra  
0.6 miles



**Trains**

Horsham – 1.5 miles  
Littlehaven – 2.7 miles



**Airport**

Gatwick  
13.2 miles



**Roads**

M23  
7.7 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.5 miles



**Rental Income**

£tbc



**Schools**

Arunside Primary  
Tanbridge House



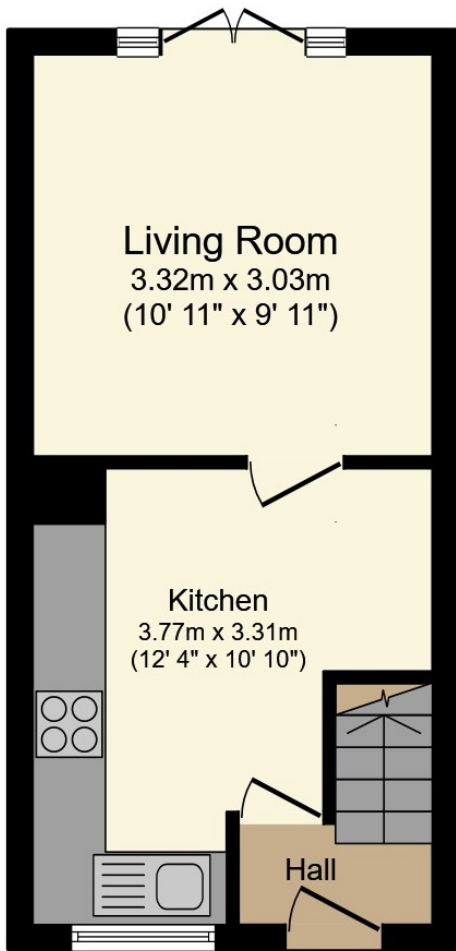
**Broadband**

Up to 900 Mbps

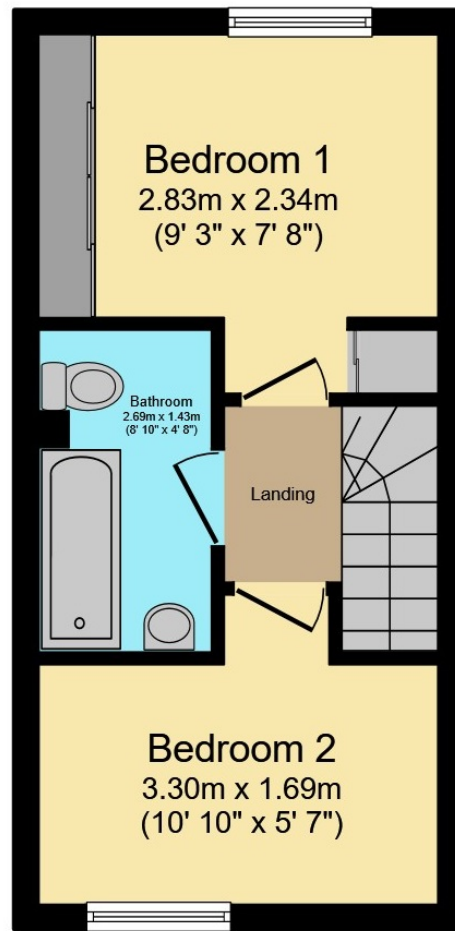


**Council Tax**

Band C

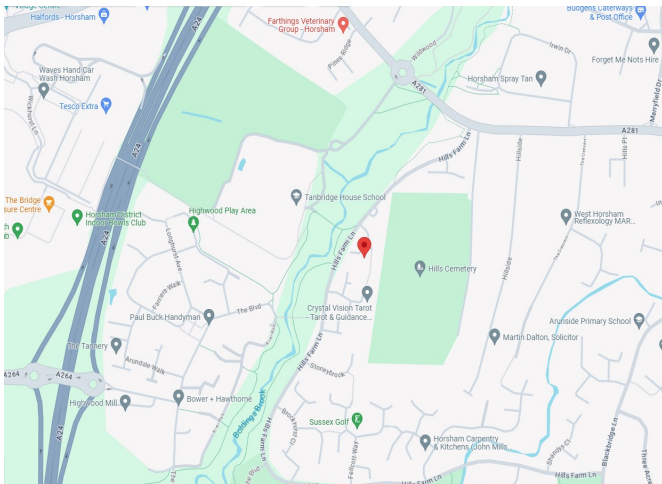


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**

**511 sq ft / 47 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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