



**Braby Drive  
Horsham, RH12 4TJ**

**£700,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## LOCATION

This beautiful property is set within an enviable location, close to a host of local amenities. 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, is just a short walk away, and 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

We are delighted to present this impressive semi-detached property for sale with no chain, located in a prime location with convenient public transport links, nearby schools and local amenities. The property is in good condition and boasts a plethora of unique features that make it an ideal home for families. As you enter the property, you are welcomed into a commodious entrance hall which leads to a modern WC. This property offers flexible living arrangements with five spacious bedrooms, all drenched in natural light, two bathrooms and a reception room. The house is designed to accommodate the needs of a modern family lifestyle. The first and second floors house the bedrooms. All bedrooms are double-sized, with the first bedroom located on the second floor featuring an ensuite and the third bedroom on the first floor extending over 23ft in length. The fifth bedroom is incredibly versatile, it could function as an additional reception room or a bedroom with its Juliette balcony. The bathrooms in this property are designed to impress. The first bathroom offers a large walk-in shower and a

separate bath, while the second one, an ensuite to bedroom 1, is spacious and fitted with a shower. The kitchen is the heart of this home, modern in design and loaded with amenities such as ample work surface space, plenty of storage, and built-in appliances. It is open to the living space, creating a seamless flow that enhances the feeling of space. The property's reception room is a marvel to behold. It is large and has bifolding doors leading to the garden. This room has a garden view and offers access to the garden, providing a perfect space for entertaining and dining.

## OUTSIDE

The exterior of the property is equally impressive. The front features a driveway with an electric car charging point and a garage with an up and over door. The garage has a rear door leading the rear garden consists of a patio area for seating and a lawn with planted borders. A pleasant communal garden area, complete with benches, greenery, and plants is located to the front of the property creating a pleasant outlook.

## ADDITIONAL INFORMATION

Service Charge: £250-£300 bi annually

## AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





**Buses**

6 minute walk



**Shops**

Tesco Express  
0.5 miles



**Trains**

Horsham – 0.9 miles  
Littlehaven – 1 mile



**Airport**

Gatwick  
11.3 miles



**Roads**

M23  
5.8 miles



**Sport & Leisure**

Pavilions in the Park  
1 mile



**Rental Income**

£tbc



**Schools**

North Heath Primary  
The Forest School  
Millais  
Bohunt



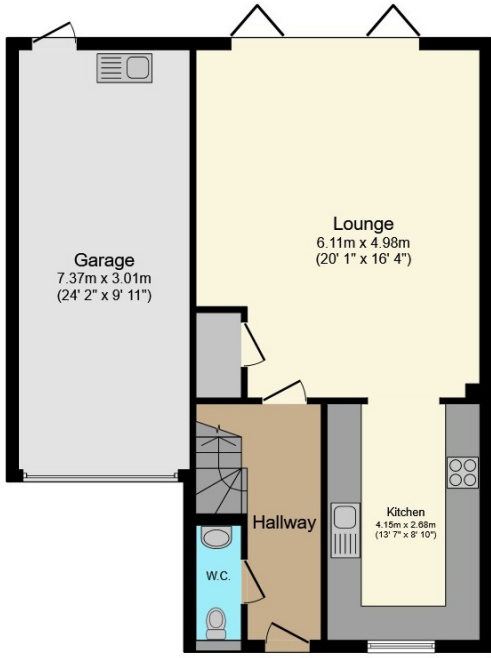
**Broadband**

Up to 500 Mbps

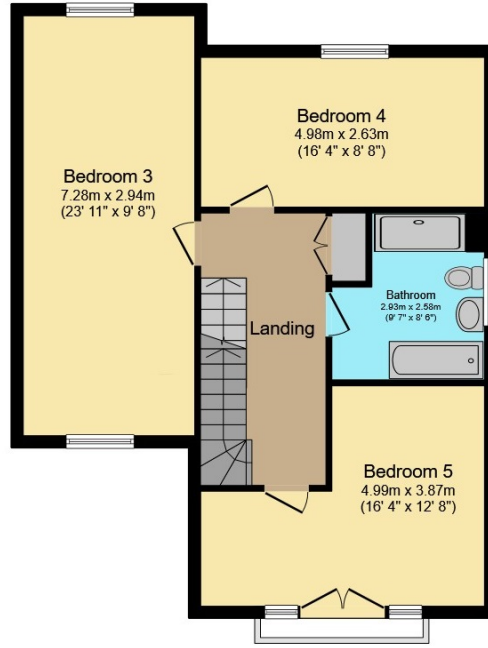


**Council Tax**

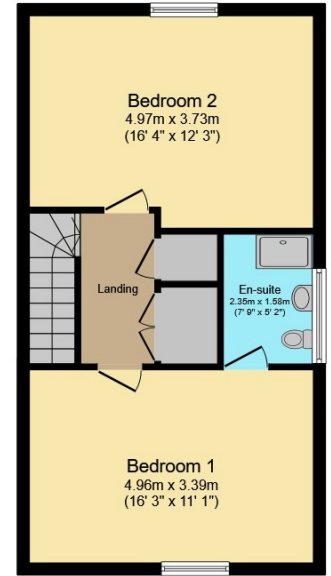
Band F



Ground Floor

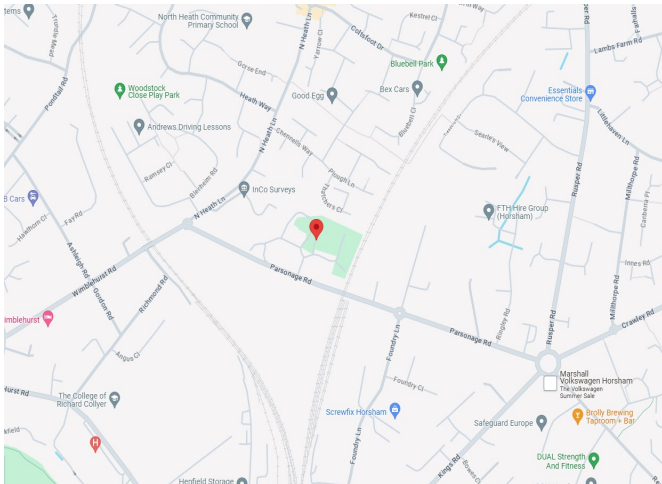


First Floor



Second Floor

Map Location



Total Approximate Floor Area  
**2,079 sq ft / 193 sq m**

EPC Rating

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 93        |
| (81-91)                                     | B | 86                      |           |
| (69-80)                                     | C |                         |           |
| (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

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[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

