



**Highlands Road
Horsham, RH13 5NE**

**Asking Price Of
£525,000**

**01403 272022
brocktaylor.co.uk**

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

PROPERTY LOCATION

The property is set in a very convenient and popular location, within a few minutes walk of both Millais & Forest schools and close to Kingslea & Heron Way primary schools too. The house is also within a short walk of Horsham station, with its direct service to London Victoria, in approx 55 minutes. Horsham's vibrant town centre offers a wide range of eating and shopping facilities, with a wide range of bars, cafes and restaurants, and both independent shops and major High Street retailers, including Oliver Bonas and John Lewis. The town also features an Everyman Cinema and The Capitol Theatre, that hosts a wide range of shows, musicians and comedians, with Horsham's picturesque park, also less than 1 mile away.

ACCOMMODATION SUMMARY

Tenure: Freehold

The house offers extended ground floor accommodation, approached through a spacious entrance porch, that leads to a large living room, with a large double glazed window overlooking the front garden. This leads to a dining room, that in turn provides access to a spacious family room, with French doors leading into the garden. The adjacent fully fitted kitchen, offers a contemporary range of fitted floor mounted units, with extensive quartz work surfaces and an integrated induction hob and fitted oven and microwave, with direct access to the patio.

The first floor landing offers access to the insulated loft space and all three bedrooms, with the second bedroom featuring a range of integrated wardrobes and drawers. In addition there is a modern white family bathroom suite, with fully tiled walls and a bath and fitted electric shower unit.

GARDENS AND PARKING

The garden is set within a generous plot, and has both a good-sized frontage and a large secluded rear garden. The front garden is mainly lawned, with a mature flower bed and an adjacent tarmac driveway that extends the full depth of the front garden and house, with a covered car port to the side of the house. To the rear there is a raised paved patio area, that provides ample space for a table and chairs, or outdoor sofa and barbecue. This leads to a well-tended area of lawn, with mature shrubs and flowers providing screening, with an area planted with an extensive range of mature shrubs and specimen plants, that has been left to create a wilding area, with a timber frame for planting fruits or vegetables. The garden offers a good-level of seclusion, with mature shrubs and fencing and also offers a large timber workshop (9'11 x 7'9) with power and lighting and an additional timber shed.





Buses

2 minute walk



Shops

One Stop
0.5 miles



Trains

Horsham
10 minute walk



Airport

Gatwick
13.9 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
15 minute walk



Rental Income

£1,850 pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School
Millais School



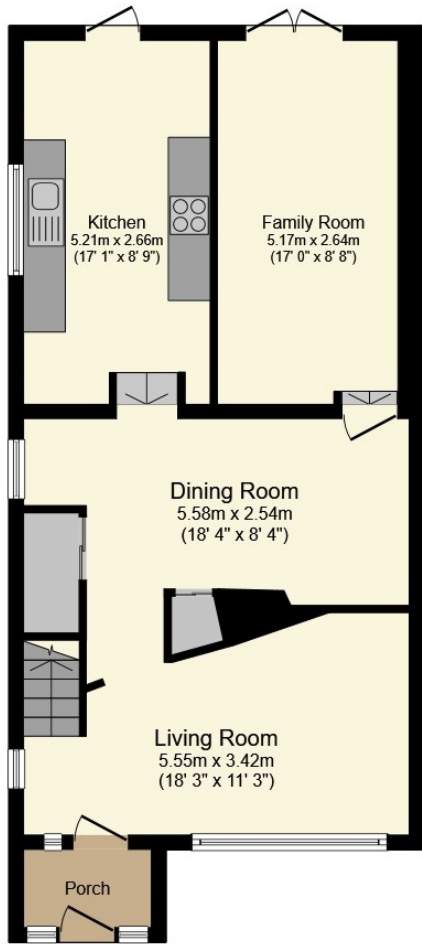
Fibre Broadband

Up to 910 Mbps

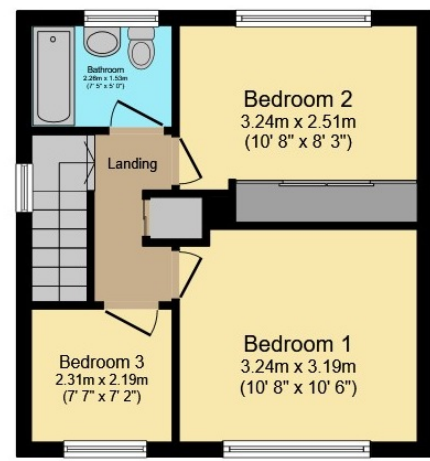


Council Tax

Band E

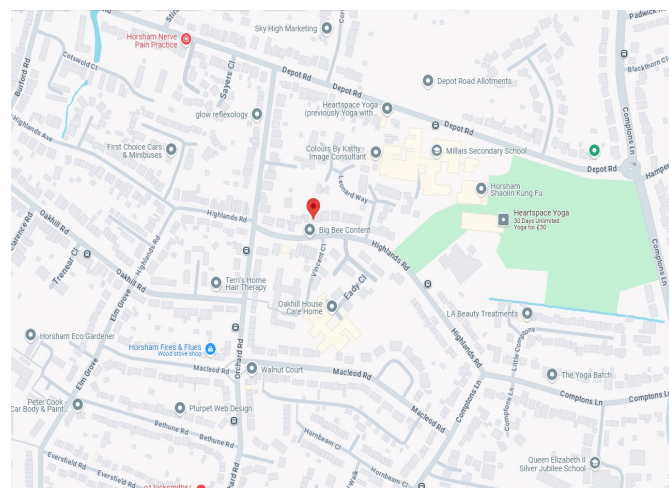


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,056 sq ft / 98 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	70	
(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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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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