



**Bostock Avenue
Horsham, RH12 4EY**

**Asking Price Of
£520,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

The property is set in a popular residential road and backs directly onto Roffey Cricket Club, so offers attractive open views to the rear. The house is conveniently positioned within a short walk of Leechpool Primary School, with good access to Bohunt, The Forest School & Millais too. The local Co-Op convenience store is also a short walk from the house, in addition to a range of local shops and The Star public house. Horsham town centre, with its wide range of shopping and eating facilities is only a short drive from the property, and also boasts both an Everyman Cinema & The Capitol Theatre. Littlehaven Station is also less than 1 mile walk from the house and has a direct service to London Victoria in less than an hour.

ACCOMMODATION

Tenure: Freehold

A charming, semi-detached property, in good condition that offers an abundance of space and functionality. Ideally suited for families. The property features three spacious reception rooms, with the living room boasting a living flame gas fire and a large window that floods the room with natural light. The dining room, enjoys a garden view and has doors opening to the living room, with a good-sized kitchen

and additional family room, that could be used as a bedroom, as it has an en suite shower room. On the first floor there are four bedrooms, with a large main bedroom with fitted wardrobes and an en suite shower room, and modern white bathroom suite.

GARDENS & PARKING

The property is set on a wide corner plot, that offers ample driveway parking, with the unusual benefit of three garages, all with up & over doors. In addition there is an area of lawn to the front of the house, with mature flower and shrub borders. The rear garden backs onto Roffey Cricket club, so boasts a secluded aspect with a raised decking platform with a pergola leading to an area of lawn with mature flower and shrub borders, external lighting, tap and a timber storage shed.

SOLAR PANELS & FEED IN TARIFF

The vendor has also advised us that the solar panels at the property are currently generating an income of circa £450 per quarter, in addition to covering the cost of electricity generated.





Buses

3 minute walk



Shops

Co-op Food
8 minute



Trains

Littlehaven – 0.8 miles
Horsham – 1.4 miles



Airport

Gatwick
10.4 miles



Roads

M23
4.8 miles



Sport & Leisure

Pavilions in the Park
1.5 miles



Rental Income

£1,950 pcm



Schools

Leechpool
The Forest School
Millais
Bohunt



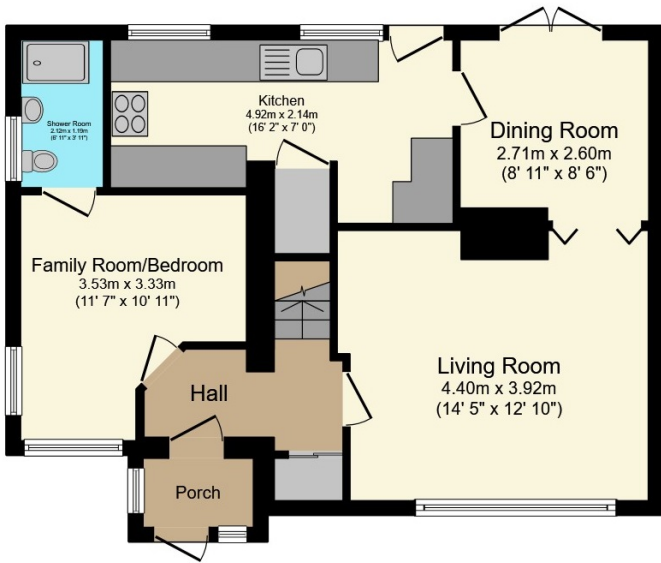
Fibre Broadband

Up to 910 Mbps

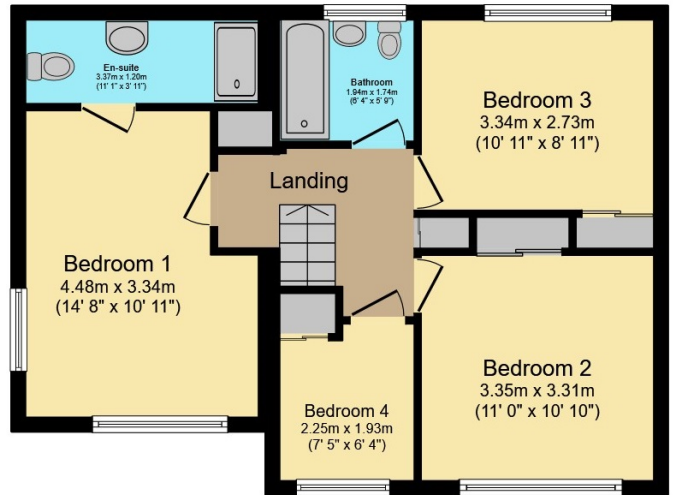


Council Tax

Band D

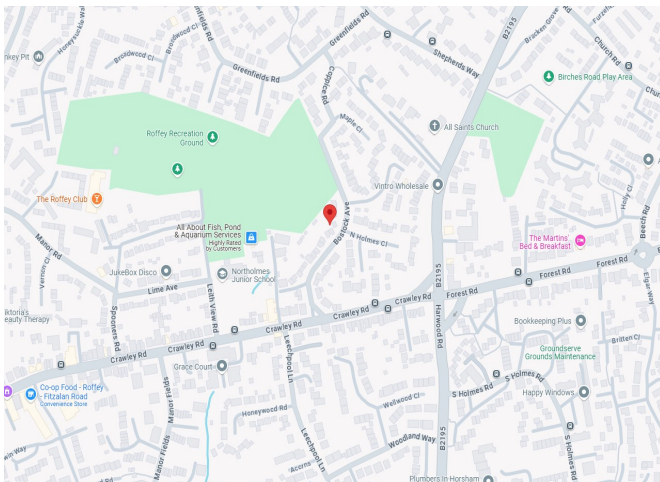


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,236 sq ft / 114.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	76	
(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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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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