



**Brockhurst Close
Horsham, RH12 1UY**

£365,000

**01403 272022
brocktaylor.co.uk**

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

Brockhurst Close, Horsham, RH12 1UY



LOCATION

Set within a small cul de sac on the ever popular Hills Farm Development, located to the west of Horsham and 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. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

PROPERTY

Tenure: Freehold

We are delighted to offer for sale this charming end of terrace property. While it is in need of some modernisation, it presents a fantastic opportunity for those seeking a project to create a truly bespoke family home.

The property boasts a number of features that will appeal to families and couples alike. Upon entering the property, you are greeted by a quaint entrance porch, providing an inviting introduction to the home. The house benefits from two reception rooms, offering versatility and ample space for relaxation and entertainment. The first reception room, a light and airy lounge, leads seamlessly to the dining room, creating a flexible space that can be tailored to fit your lifestyle. The second reception room, the dining room itself, is a delightful area with a lovely view and direct

access to the garden. This room also provides access to the kitchen and features a handy storage cupboard. The kitchen is bright and spacious with a delightful garden view. It offers an ample workspace and plenty of storage, ideal for home cooking and entertaining. Upstairs, the property has three well-proportioned bedrooms. Two of these are double rooms offering natural light, making for a comforting and serene ambiance. The third bedroom, a single room, also benefits from an abundance of natural light. The sizeable bathroom is fitted with a bath and a shower, providing practicality and convenience.

OUTSIDE

Externally, the property features driveway parking to the front and a south-facing rear garden. The garden, with its patio and lawn adorned with mature plants and shrubs, provides the perfect place to relax and enjoy the outdoors. A side gate leads to this charming space, with a rear gate leading to an en bloc garage, which can also be accessed from the adjoining road.

In summary, this end of terrace property is ripe with potential and offers an excellent opportunity for those seeking to put their own stamp on their next home. Viewing is highly recommended to appreciate the full potential that this property holds.





Buses

1 minute walk



Shops

Tesco Extra
1.5 miles



Trains

Horsham – 1.8 miles
Littlehaven – 3 miles



Airport

Gatwick
16.5 miles



Roads

M23
7.9 miles



Sport & Leisure

The Bridge
1.4 miles
Pavilions in the Park
1.4 miles



Rental Income

£1,650 pcm
Rental Yield – 5.4%



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



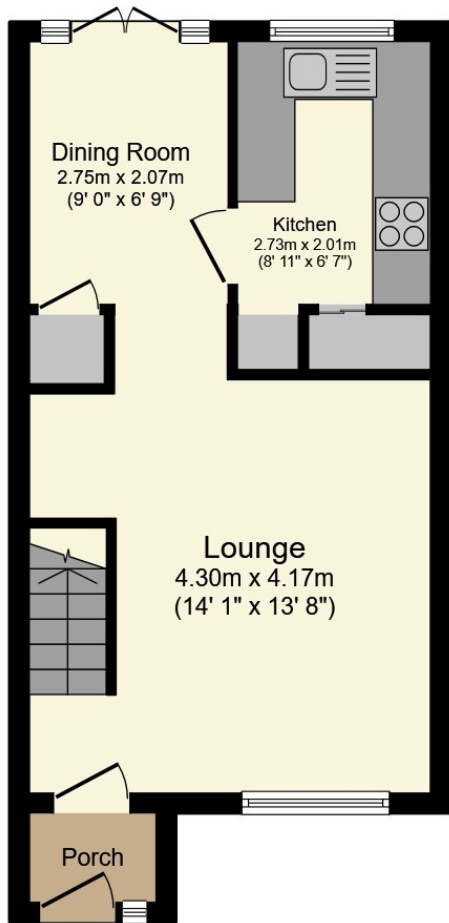
Fibre Broadband

Up to 1130 Mbps

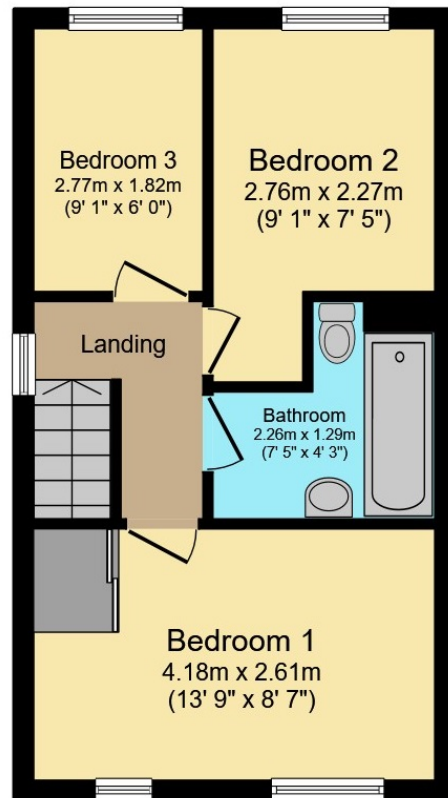


Council Tax

Band C

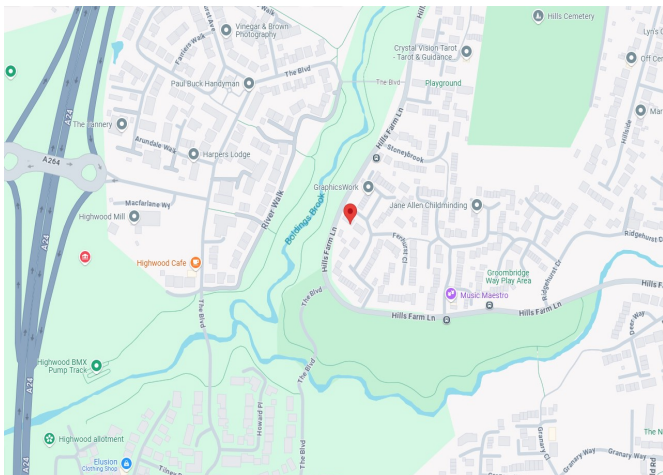


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

716 sq ft / 67 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
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

