



**Depot Road
Horsham, RH13 5HA**

**Guide Price
£500,000**

**01403 272022
brocktaylor.co.uk**

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

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Horsham, RH13 5HA**



THE LOCATION

The property is set in an ultra-convenient location within a few minutes walk of Horsham mainline station that offers a direct service to London Victoria (55 mins), together with the picturesque Horsham Park and The Capitol Theatre. The historic town centre is also within a short walk of the house and offers a wide range of bars, restaurants and coffee shops, set along East Street and The Carfax. There is also a good range of shopping facilities, from major High Street brands, including John Lewis, Oliver Bonas and M & S, to numerous independent retailers and weekly markets. Both Millais & The Forest Schools are also within a short walk of the house, in addition to Kingslea Primary School.

THE ACCOMMODATION

Tenure: Freehold

The double-fronted Victorian property offers good sized accommodation, that has been enhanced by a ground floor extension, but still offers further scope for enlargement (STPP). On the ground floor the entrance hall provides access to a cosy, double aspect sitting room, with a feature open fireplace. This room is flanked by a spacious dining room, with a decorative cast iron fireplace, stripped wooden floorboards and a large under stairs storage cupboard. An

inner hallway provides access to a modern shower room, with W.C. and then to an extended kitchen, that has been superbly equipped with an extensive range of contemporary floor and wall mounted units, with extensive Corian work surfaces, incorporating a breakfast bar, integrated Bosch fridge freezer, wine cooler and space for further appliances, with a large ceiling lantern flooding the room with light. The first floor features a spacious double aspect main bedroom, with two further bedrooms and a modern white bathroom suite.

OUTSIDE

To the front of the property there is a low level retaining wall with a central walkway leading to the front door and a shingled front garden. In addition there is a shingled parking space that provides off road parking for one vehicle. To the rear there is a large South facing garden, that offers a good-level of seclusion, with a paved patio that leads to a part lawned area of garden enclosed by a combination of fencing and a brick wall. To the rear of the garden there is a timber storage shed, with gated rear access to a further area of garden. The garden also features an external security light, power point and tap.





Buses

2 minute walk



Shops

One Stop – 2 minute walk
Lidl – 4 minute walk



Trains

Horsham
4 minute walk



Airport

Gatwick
14.1 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
10 minute walk



Rental Income

£1,700 pcm



Schools

Kingslea Primary
The Forest School
Millais



Fibre Broadband

Up to 1130 Mbps

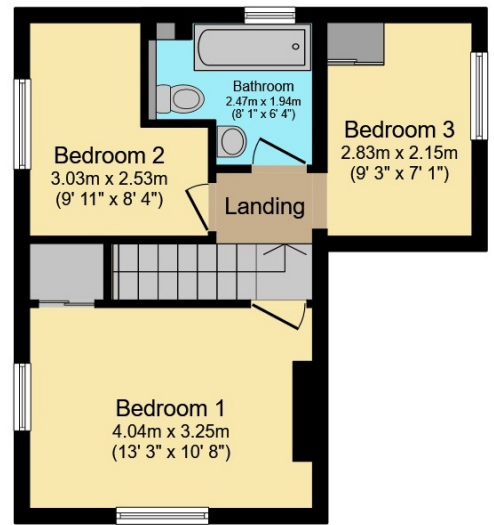


Council Tax

Band C

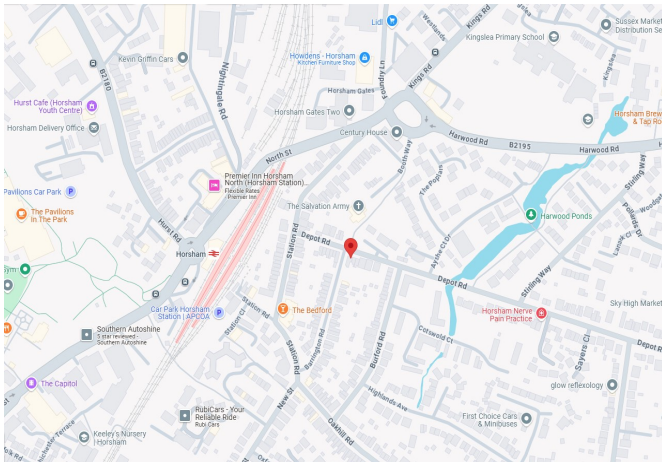


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
957 sq ft / 89 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(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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