



**Swallowtail Road
Horsham, RH12 5YE**

£395,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

**Swallowtail Road,
Horsham, RH12 5YE**

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LOCATION

An extended four bedroom family home located within a small cul-de sac on the North side of Horsham, providing excellent access to Littlehaven Station with regular services to London Bridge and Victoria as well as offering easy access to major road networks including the A264. Horsham Town Centre can be found approximately 1.5 miles south, offering a wide range of national and independent traders as well as a thriving cafe and restaurant culture. This fine family home also benefits from being within an excellent school catchment, and is within a short stroll of a local parade of shops, for all of your daily needs.

PROPERTY

Tenure: Freehold

This splendid 4-bedroom terraced property is currently for sale. The house, in good condition, is a perfect blend of comfortable living, choice location and affordability, making it an ideal home for families.

Upon entering the property, you are welcomed by a unique, elongated hallway which leads to the various rooms. There is a generous sized reception room which is light and airy, offering a tranquil view of the garden. This lounge also has direct access to the garden, making it perfect for indoor-

outdoor living. The kitchen is large, offering ample storage and plenty of workspace for those who love to cook. It also incorporates a dining space, creating a social and interactive environment. An additional feature of the kitchen is the double doors that lead into the lounge, creating an open plan feel when desired. This property boasts four bedrooms; three are spacious double bedrooms with lots of natural light, and one is a single bedroom. The main bedroom, located on the second floor, is a haven of tranquillity with an en-suite bathroom, Velux windows and a spacious layout. There are two bathrooms in the property. The family bathroom includes a bath with a shower and windows allowing natural light to fill the room. Additional to this is the en-suite bathroom accessed via the main bedroom. This consists of a shower cubicle and a Velux window, adding a touch of luxury to the main suite.

OUTSIDE

Outside, the front of the property looks out over a communal green, with plenty of residents parking and on-street parking available. The rear garden is a delightful outdoor space featuring a decked area leading out to a lawn. A built-in garden store is also available, providing practical storage solutions.





Buses

2 minute walk



Shops

Premier - 7 minute walk
Budgens - 9 minute walk



Trains

Littlehaven – 3 minute walk
Horsham – 1.3 miles



Airport

Gatwick
11 miles



Roads

M23
6.3 miles



Sport & Leisure

Holbrook Club
0.6 miles
Pavilions in the Park
1.6 miles



Rental Income

£1,850 pcm
Rental Yield – 5.6%



Schools

Bohunt
All Saints CofE Primary
The Forest School
Millais



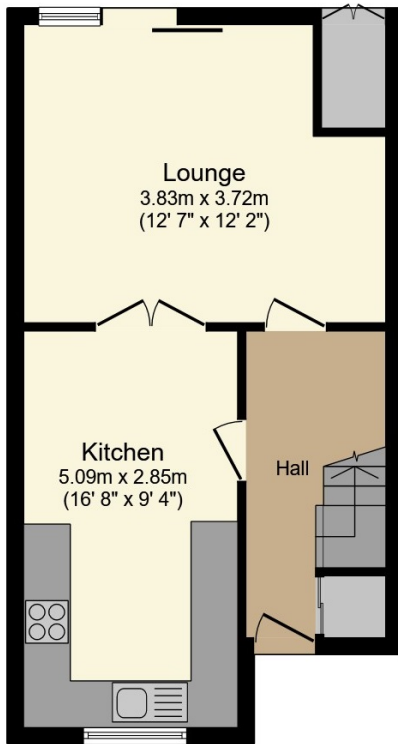
Fibre Broadband

Up to 1 Gbps

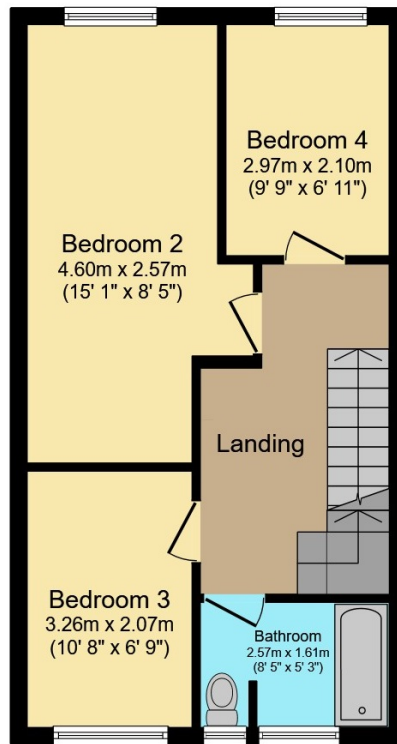


Council Tax

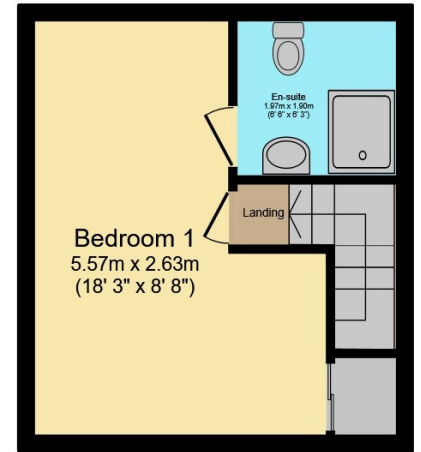
Band D



Ground Floor

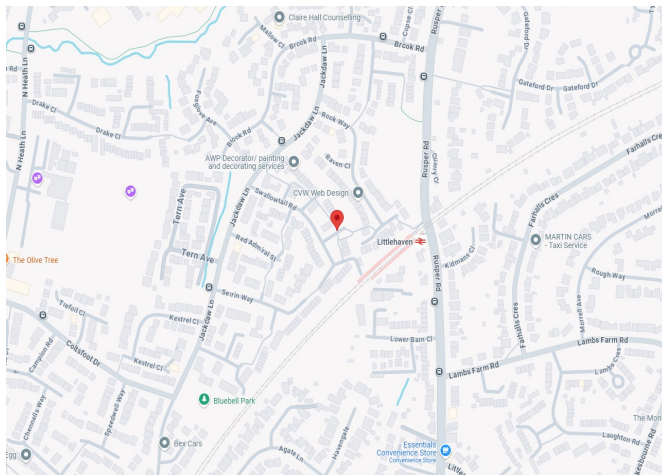


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,146 sq ft / 106 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	83
		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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