



**Gorrings Brook  
Horsham, RH12 5HH**

**£360,000**

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

## Gorringes Brook, Horsham, RH12 5HH

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### LOCATION

The property is set in a popular small cul-de-sac setting in North Horsham, making it perfectly placed for a short walk to Holbrook Primary School and Littlehaven Station which offers a direct service to London Victoria in under an hour. In addition, the house is well located for senior schools, including Bohunt Horsham, approximately 1 mile from the house. Horsham's historic town centre is either a short drive or bus ride from the house, and offers a diverse range of independent shops and major retailers, including a John Lewis Store and an extensive range of restaurants and coffee shops. There is also a play area, beside the Tythe Barn, within close proximity to the house and there is access to hundreds of acres of open countryside, within a short drive or cycle ride, in and around the villages of Colgate, Rusper, Warnham & Faygate.

### PROPERTY

Tenure: Freehold

We are pleased to present this stunning terraced property, listed for sale in a desirable and quiet location with excellent public transport links. This home is perfect for couples looking for a spacious property filled with natural light.

This neutrally decorated property comprises of two double bedrooms, a modern bathroom, a well-equipped kitchen, and two reception rooms. The first double bedroom is spacious, filled with natural light, offering a serene and relaxing ambiance. The second double bedroom also benefits from plenty of natural light. Both

bedrooms provide a peaceful retreat after a long day. The bathroom is modern and equipped with a bath and an overhead shower. A window in the bathroom adds a touch of natural light, enhancing the overall look and feel of the space. The kitchen is a true focal point of the property with access to the lounge and orangery. It features a breakfast bar, perfect for casual dining. The window to the lounge adds a unique touch, enhancing the flow of natural light across the space. Ample storage and plenty of workspace make this kitchen truly practical and functional. The first reception room is a comfortable lounge with a large window, providing a lovely space to relax and unwind. The lounge also provides direct access to the kitchen, allowing for a seamless flow between the spaces. The second reception room is a spacious orangery offering a flexible use space, whether you need a dining room, workspace, or an additional sitting area. It provides a beautiful garden view and direct access to the garden, creating a perfect indoor-outdoor living experience.

### OUTSIDE

The outside space is equally impressive, with a small front garden and steps leading up to the front door. The rear garden is paved and low maintenance, offering a quiet spot to enjoy the outdoors. Parking is conveniently located next to the row of terrace houses. In conclusion, this property offers a wonderful balance of indoor and outdoor living spaces, making it an ideal choice for couples looking to settle in a peaceful neighbourhood with excellent transport links.





**Buses**

2 minute walk



**Shops**

Co-op Food  
0.8 miles



**Trains**

Littlehaven – 20 minute walk  
Horsham – 1.5 miles



**Airport**

Gatwick  
11.9 miles



**Roads**

M23  
6.7 miles



**Sport & Leisure**

Pavilions in the Park  
1.5 miles



**Rental Income**

£1,350 pcm  
Rental Yield – 4.6%



**Schools**

Holbrook Primary  
Bohunt  
The Forest School  
Millais



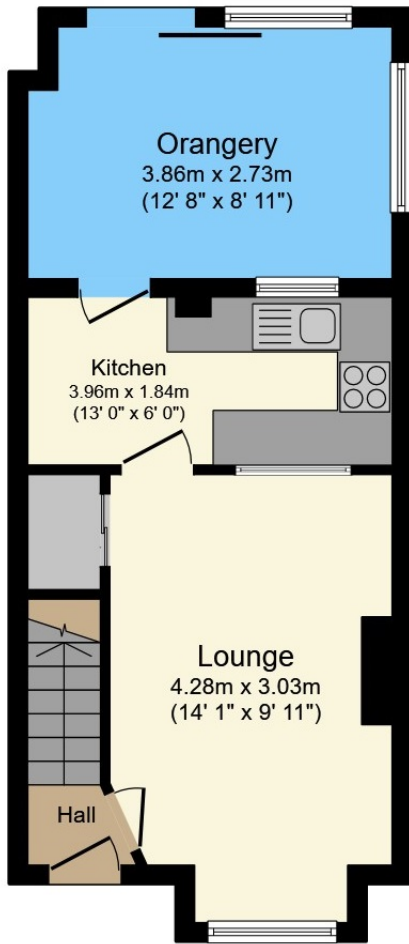
**Fibre Broadband**

Up to 1130 Mbps

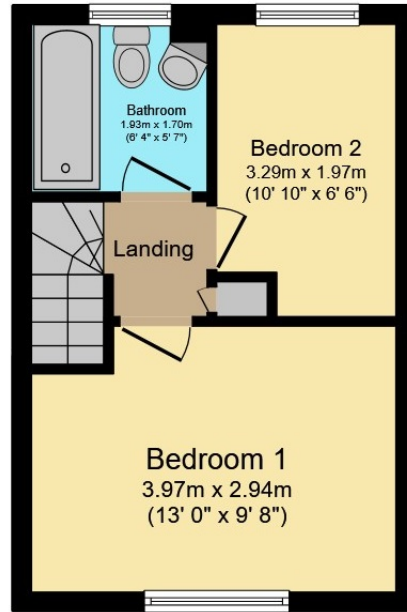


**Council Tax**

Band C

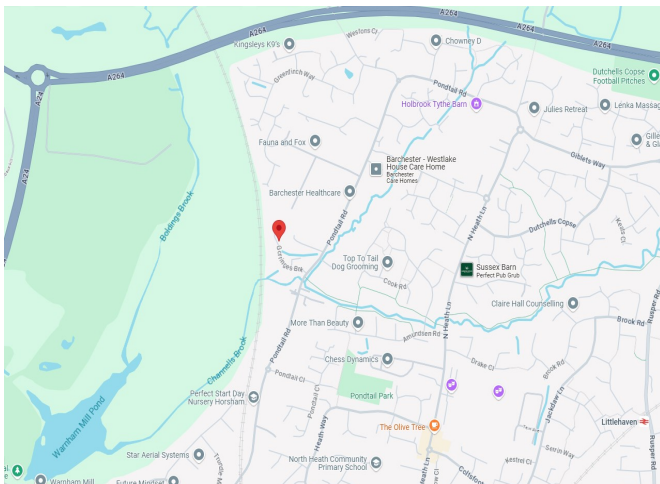


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

672 sq ft / 62 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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

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

