



**Brighton Link
Horsham RH12 0DH**

**Per Calendar month
£1,850.00**

Brighton Link, Horsham RH12 0DH



LOCATION The property is situated in the Kilnwood Vale development offering easy access to both Horsham and Crawley whilst also boasting immediate access to the A264 for Gatwick and M23/M25 to London. Just over 5 miles from this stunning property is Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in The Carfax in the centre of Horsham for you to stock up on local produce, or head to the newly refurbished Pines Place, where you can enjoy dining in The Red Deer Brasserie or Miller & Carter Steakhouse, a coffee at Starbucks or the latest film at the Everyman Cinema. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park and The Capitol Arts Centre.

Also within easy reach is Crawley town centre with its extensive shopping facilities, range of restaurants and varied leisure facilities. Both Horsham and Crawley offer fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast. There are some beautiful walks and cycle rides in the immediate countryside in addition to a number of local amenities including Cottesmore Golf & Country Club, with two highly regarded Golf Courses plus other sports facilities, Cottesmore Prep School & Holmbush Inn. Further afield, the stunning South Downs and coast are within easy reach.

PROPERTY The front door opens into the generous hallway which offers ample space for coats and shoes, this leading to a downstairs WC, a modern separate kitchen finished with integrated appliances and space for a small dining table. To complete the downstairs there is a large lounge/dining area with double doors overlooking the generous, enclosed rear garden that has been perfectly maintained by the owners. To the first floor is the main bedroom that boasts fitted wardrobes and an en suite shower room, a second double and a large single room that has been perfectly utilised as a study. An attractive family bathroom, finished with a modern white suite with shower over bath completed the accommodation.

OUTSIDE The property enjoys a good sized enclosed rear garden that is mainly laid to lawn, with a patio area and storage shed. There is side access to the rear garden and the property comes with two allocated parking spaces.

DISCLAIMER The Gardener is £42 per month but stops between October - February. Window cleaner every 6 weeks at £18 a time.





Buses

3 mins walk
0.1 miles



Shops



Trains

Horsham
8 miles



Airport

Gatwick
10 miles



Roads

M23



Sport & Leisure

Cottesmore
3.6 miles



Rent PCM

£1,850.00



Schools

Kilnwood Primary
Holy Trinity



Broadband

Up to 43Mbps

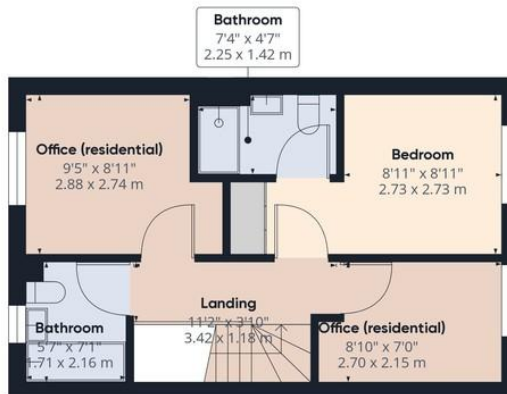


Council Tax

Band
D



Ground Floor



Floor 1

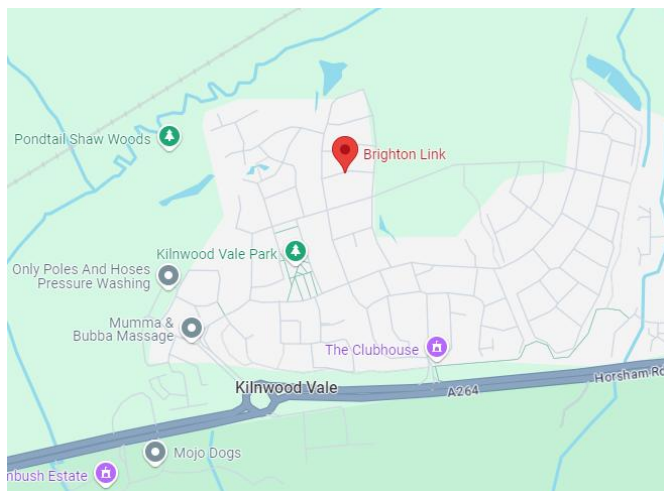
Approximate total area⁽¹⁾
795.56 ft²
73.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Map Location



Total Approximate Floor Area
795.56ft² / 73.91m²

EPC Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

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