



**Rushams Road
Horsham, RH12 2NZ**

£525,000

**01403 272022
brocktaylor.co.uk**

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

Rushams Road, Horsham, RH12 2NZ

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LOCATION

The property is located on the popular west side of Horsham, only a short walking distance from Horsham town centre, main line station, with easy links to London, and the fantastic Horsham park with Pavilion Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers including a large John Lewis and Waitrose store. This attractive location means this ideal family home is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

PROPERTY

Tenure: Freehold

This is an exceptional semi-detached house, presented for sale in a neutrally decorated condition. The property boasts an array of unique features, making it an ideal living space for families and couples alike.

Upon entering the property, you are greeted by an inviting entrance hall that serves as a prelude to the rest of the house. The property enjoys two spacious reception rooms. The first, a light and airy lounge, is graced with an attractive fireplace and a beautiful bay window that floods the room with natural light. It also features sliding doors that lead to the dining room. The second reception room, a flexible and spacious dining room, benefits from a garden view and direct access to the garden. It also houses a feature fireplace, adding character to the space. The house features a well-

sized kitchen that is filled with natural light. It offers ample storage, including under-stair storage, and also provides direct access to the garden. This makes it an ideal space for those who enjoy outdoor dining or entertaining. The property offers three bedrooms. The first bedroom is a spacious double room, serving as the main bedroom. It is filled with natural light and features a charming bay window. The second bedroom is also a double room, offering built-in storage and plenty of natural light. The third bedroom is a single room, perfect for a child's room or a home office. The property's bathroom is conveniently located next to the separate WC on the first floor and features a shower with a bath, storage, and a window that allows for natural ventilation.

OUTSIDE

One of the most appealing aspects of this property is its outdoor space. The front driveway provides parking for multiple vehicles, and access down the side of the house leads to the garden gate. The rear garden is of a generous size and is west facing. An area of patio surrounds the house, leading to a large expanse of lawn. At the bottom of the garden, there is a decked area adjacent to an outbuilding, which is supplied with electricity. This makes for a versatile outdoor space that can be enjoyed all year round.

In conclusion, this semi-detached house is a fantastic property that offers a blend of comfort, space and unique features. Its neutral decoration allows for personalisation, making it a perfect blank canvas for the new owners.





Buses

1 minute walk



Shops

Co-op Food
6 minute walk



Trains

Horsham – 1 mile
Littlehaven – 1.7 miles



Airport

Gatwick
11.7 miles



Roads

M23
6.5 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£1,850 pcm



Schools

Trafalgar Infant
Greenway Junior
Tanbridge House



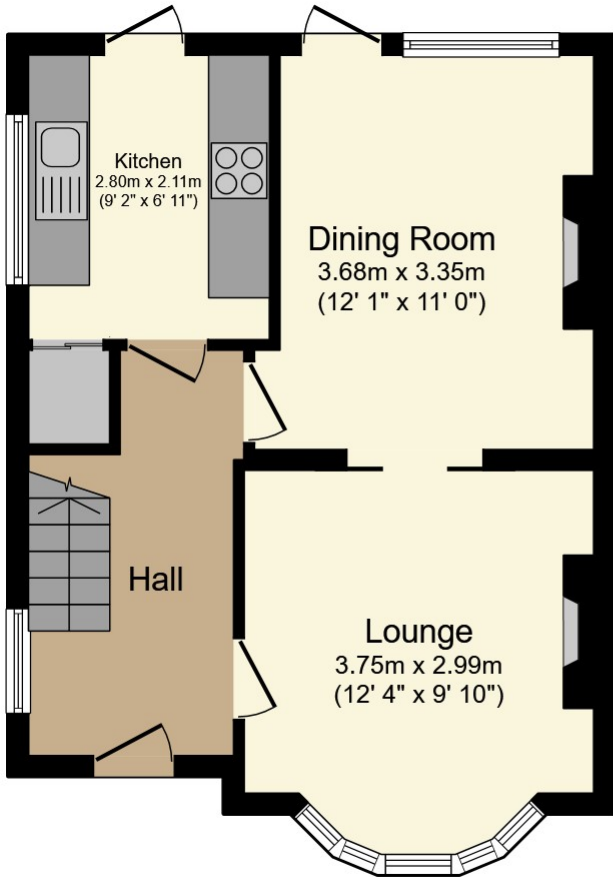
Fibre Broadband

Up to 1130 Mbps

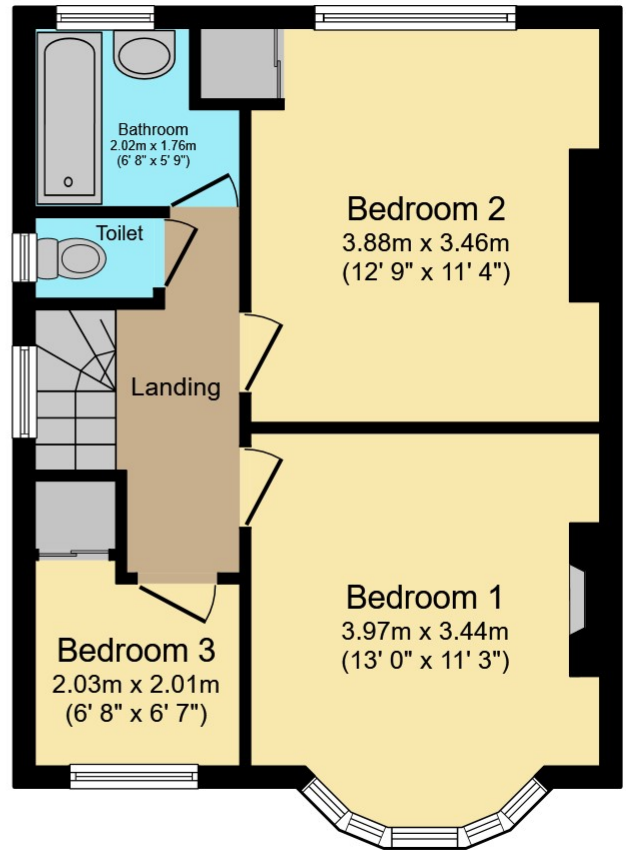


Council Tax

Band D

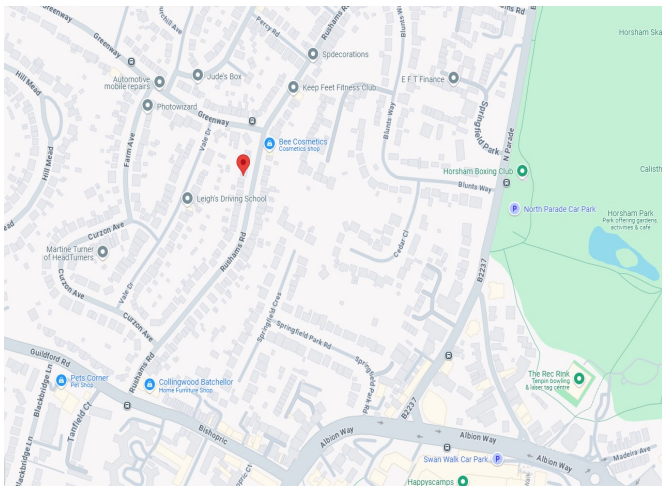


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
882 sq ft / 82 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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

