



**Earlswood Close  
Horsham, RH13 6DB**

**£425,000**

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

## Earlswood Close, Horsham, RH13 6DB

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### LOCATION

Earlswood Close is ideally located as it is set within a few minutes walk of a convenient Tesco Express and range of local shopping facilities on Crawley Road. The property is also well positioned mid-way between Horsham and Littlehaven mainline stations, providing direct access to London Victoria and good access to both Brighton and London Bridge via Three Bridges. The thriving town centre of Horsham offers a varied range of shopping facilities, bars and restaurants and includes a John Lewis & Waitrose.

A 'stone's throw' from your front door are Leechpool and Owlbeech woods, with miles of walks and bike rides available for you to explore.

### PROPERTY

Tenure: Freehold

We are pleased to present this splendid semi-detached house for sale. This property is in good condition and situated in a popular location, perfect for families and couples seeking a peaceful retreat. Upon arrival, you are welcomed by an entrance hall that sets the tone for the rest of the house. The ground floor boasts a spacious, light, and airy reception room, complete with a charming fireplace, perfect for cosy evenings. Adjoining, you will find a kitchen/diner bathed in natural light, offering ample workspace and storage. In addition, there is space for a generous table, perfect for family meals or entertaining. The kitchen also provides convenient access to the garden, making al fresco dining an effortless pleasure. The property offers three well-proportioned bedrooms. The main

bedroom is a spacious double room, featuring built-in wardrobes and abundant natural light, offering a serene retreat at the end of the day. The second bedroom is also a double and benefits from ample natural light, while the third bedroom is a single room, which could also serve as an additional home office or study. The large modern bathroom is a true highlight of the property, featuring a separate shower cubicle and bath, allowing for the option of a quick rinse or a relaxing soak. A window allows for natural light and ventilation.

### OUTSIDE

Outside, the property shines just as brightly. To the front, a generous driveway provides ample parking for multiple vehicles. A side gate grants access to a west-facing rear garden, laid to lawn with a patio area around the house for seating, and flower and plant borders. The garden further benefits from an office, created from converting a portion of the garage. This space is fitted with light and power, making it an ideal workspace for those working from home. Additionally, you can access the rest of the garage space from the garden.

The house's location boasts excellent public transport links and local amenities, ensuring you have all you need within reach. Overall this property offers a blend of comfort and convenience, making it an ideal choice for those seeking a beautiful home in a peaceful location.





**Buses**

5 minute walk



**Shops**

Co-op Food  
5 minute walk



**Trains**

Littlehaven – 0.8 miles  
Horsham – 1.1 mile



**Airport**

Gatwick  
13 miles



**Roads**

M23  
5.7 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£tbc



**Schools**

Leechpool Primary  
The Forest School  
Millais  
Bohunt



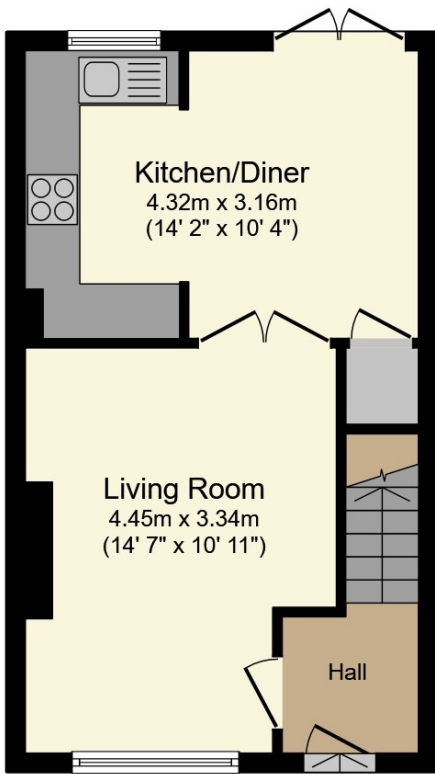
**Fibre Broadband**

Up to 1130 Mbps

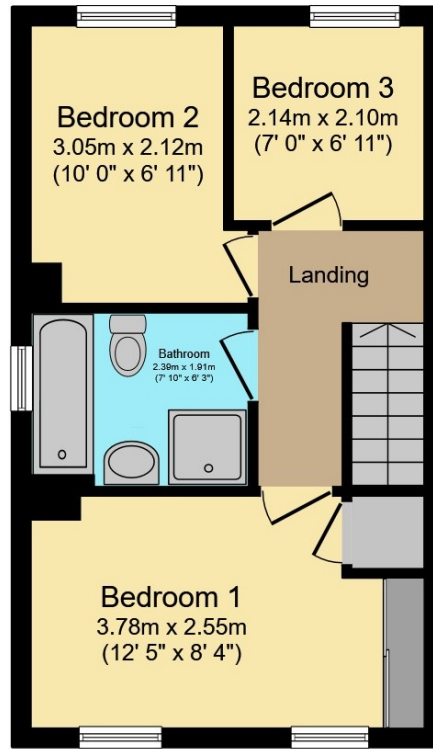


**Council Tax**

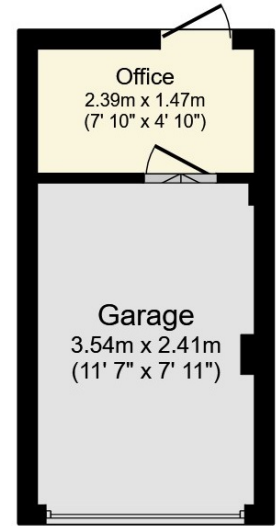
Band D



Ground Floor

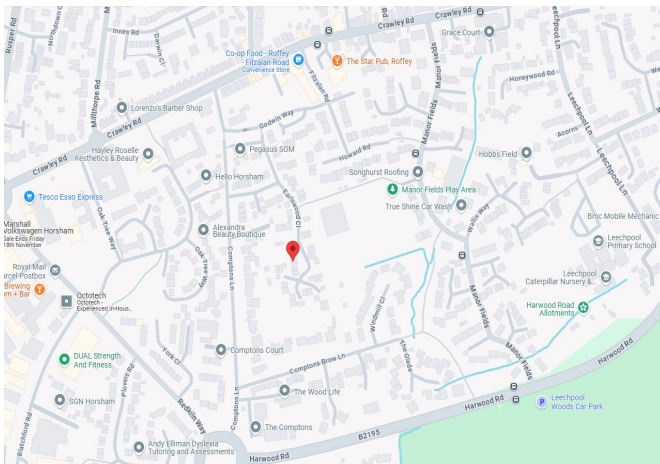


First Floor



Outbuilding

Map Location



Total Approximate Floor Area  
846 sq ft / 79 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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

