



**Alder Copse  
Horsham, RH12 1LD**

**£395,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## Alder Copse, Horsham, RH12 1LD



### THE LOCATION

The property is set at the end of a popular residential road, within easy walking distance of Horsham town centre. The town features a wide range of shopping facilities, from High Street retailers including John Lewis, to numerous independent traders, with a twice weekly farmer's market in The Carfax. There is also a wide range of bars, coffee shops and restaurants, catering for a wide range of budgets and tastes, with both an Everyman Cinema and The Capitol Theatre too. Arunside Primary School & St John's Catholic schools, are set within close proximity of the house, as is Tanbridge House Secondary School. Horsham also offers good road access, via the A24/A23 & M23 to London and the South East, with a direct train service to London Victoria in approximately 55 minutes.

### ACCOMMODATION

Tenure: Freehold

The property offers good-sized accommodation, arranged over two floors, with a spacious entrance hall, that leads to a large living room, with a feature fireplace and double glazed French doors leading to the garden. In addition, there is a study, a modern fitted kitchen, with space for appliances and an additional utility room. The first floor features a main

bedroom with fitted wardrobes, a further double bedroom with fitted storage cupboard, a third bedroom and a modern white bathroom suite. The property also offers both double glazing and gas central heating.

### GARDEN & PARKING

The property is set on a corner plot that offers potential for extension (STPP), with a generous area of driveway, providing off road parking for multiple vehicles. In addition, there are areas laid to lawn, with fencing and gated side access. To the rear of the house there is a generous garden with a large paved patio, that has steps rising to an area of lawn and raised seating platform, flower and shrub borders and a timber storage shed. The whole is enclosed by fencing and enjoys a sunny Southern aspect.





**Buses**

5 minute walk



**Shops**

Convenience Store  
5 minute walk



**Trains**

Horsham – 1.6 miles  
Littlehaven – 2.8 miles



**Airport**

Gatwick  
14.6 miles



**Roads**

M23  
7.8 miles



**Sport & Leisure**

Pavilions in the Park  
1.7 miles



**Rental Income**

£1,650 pcm  
Rental Yield – 5%



**Schools**

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



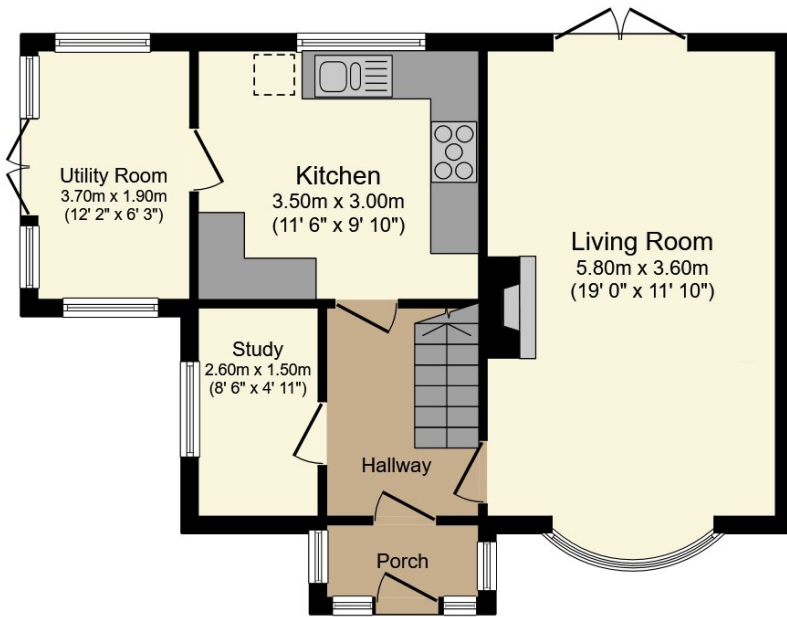
**Fibre Broadband**

Up to 500 Mbps

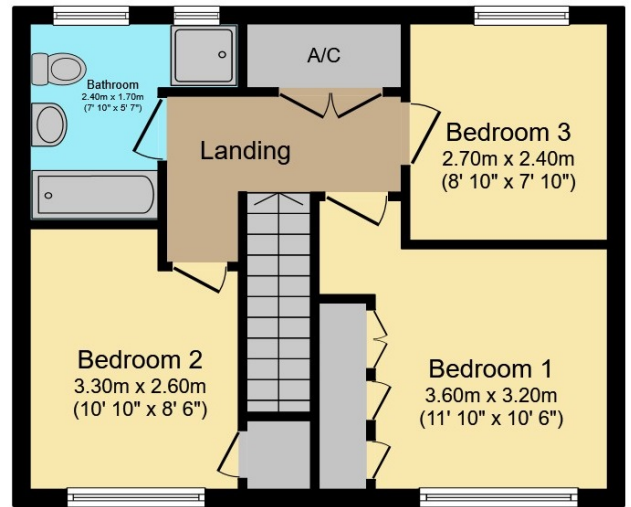


**Council Tax**

Band C

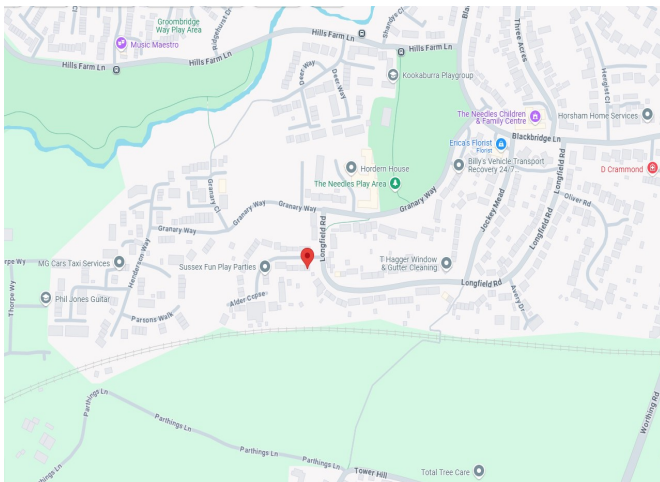


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**872 sq ft / 81.0 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(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](mailto: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

