



**Moorhead Road
Horsham, RH12 4ND**

**Guide Price
£360,000**

**01403 272022
brocktaylor.co.uk**

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

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Horsham, RH12 4ND**



LOCATION

Set on the northeastern side of Horsham, this two-bedroom terrace is conveniently positioned for access to the A264, Junction 11 on the M23 and in turn, Gatwick Airport. The property also benefits from being close to the popular Leechpool Primary school, with the adjacent pre-school and is approximately 1.5 miles from The Forest School, Bohunt and Millais Girls' secondary schools. The property is conveniently positioned within close proximity of the picturesque Leechpool Woods, with cycle paths, walks and a large children's play area just a short walk away.

PROPERTY

Tenure: Freehold

The front door of this perfectly situated two-bedroom home opens into a convenient entrance hall, providing room to take off shoes, coats and settle in. As you enter the property, a door to your left takes you through to the kitchen. The kitchen offers built in appliances, as well as plenty of work surface space with room to house free standing appliances. Working your way down the hallway, you will find the lounge/diner that is light, airy and offers ample space for furniture placement and a dining area, with patio doors leading into the garden. Moving upstairs, you are greeted by

the landing which offers access to all rooms. The main bedroom is a generous size with a large built-in wardrobe that offers additional storage. Bedroom two is situated to the front of the property and is also a generous sized double bedroom, with plenty of space for free standing furniture. Finally, completing the living accommodation is the bathroom fitted with a white suite and shower over the bath; this room also benefits from a window.

OUTSIDE

To the front of the property, you will find an allocated parking space for 1 car with ample off-street parking if needed. To the rear, you have a fantastic sized garden with a side access gate; perfect for seating and an ideal space to entertain. Moving toward the bottom of the garden, you have a large shed, offering plenty of storage space.





Buses

1 minute walk



Shops

Tesco Express – 0.6 miles
Co-op – 0.7 miles



Trains

Littlehaven – 1.1 miles
Horsham – 1.7 miles



Airport

Gatwick
10 miles



Roads

M23
4.8 miles



Sport & Leisure

Pavilions in the Park
1.9 miles



Rental Income

£1,450 pcm
Rental Yield – 5%



Schools

Leechpool Primary
Bohunt
The Forest School
Millais



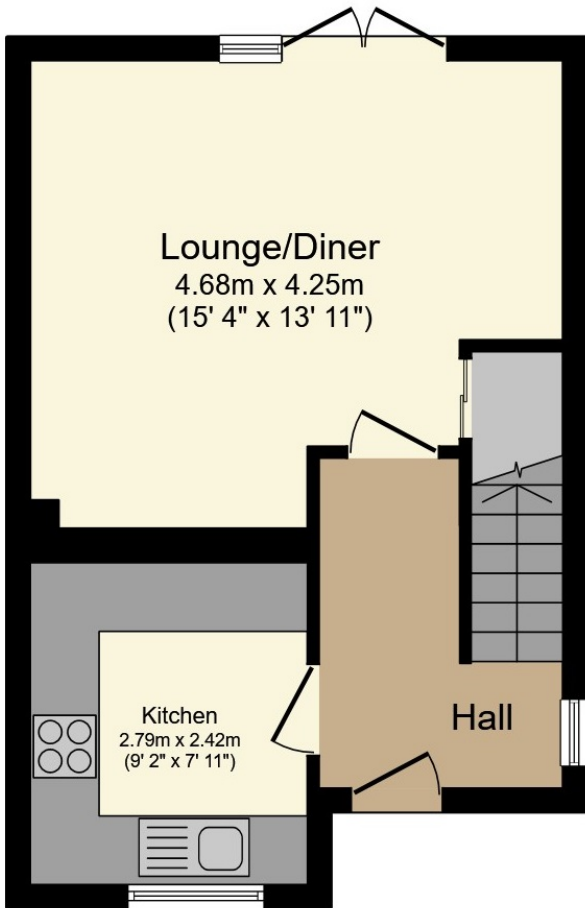
Fibre Broadband

Up to 1130 Mbps

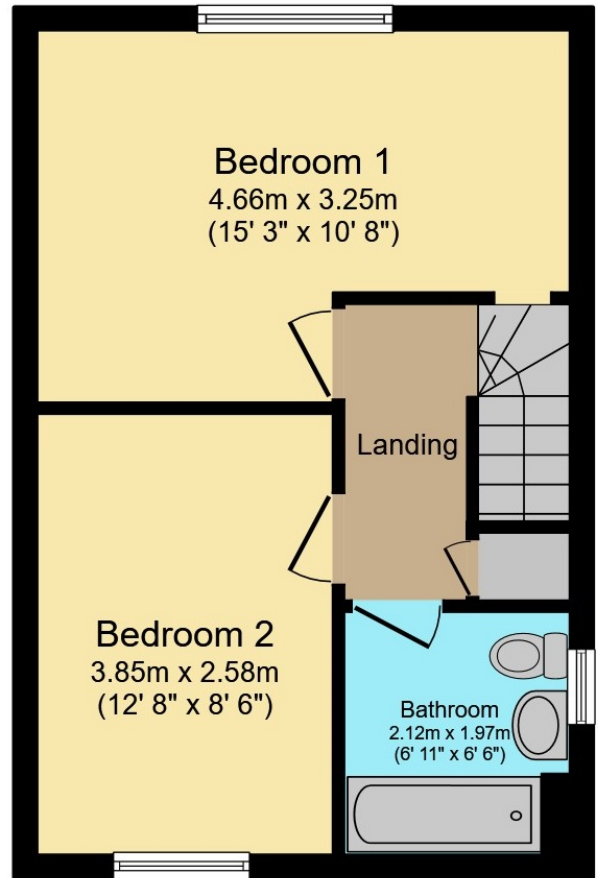


Council Tax

Band C

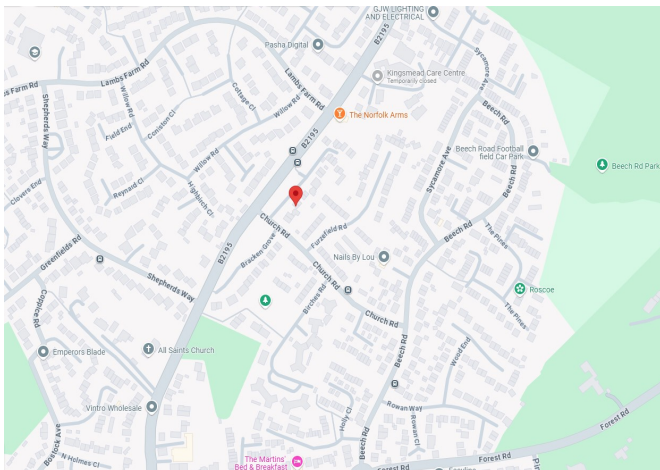


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
700 sq ft / 65 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(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

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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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