



**Wakehurst Mews
Horsham, RH12 1XE**

**Asking Price Of
£350,000**

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

Wakehurst Mews, Horsham, RH12 1XE

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THE LOCATION

This well presented house, is set at the end of a sought after cul-de-sac within the popular Hills Farm Lane development, only a short walk from Horsham town centre, with its wide variety of shopping facilities including John Lewis, Dunelm & TK Maxx. The town also boasts a wide variety of pubs, bars, coffee shops and restaurants, in addition to an Everyman Cinema and The Capitol Theatre. Horsham station offers a direct service to London Victoria (55 mins), and the house is within a short drive of J11 of the M23, the A24 & A27. Wakehurst Mews is also within close proximity of a number of schools including Arunside, St Johns Catholic Primary School & Tanbridge House and beautiful countryside, ideal for long dog walks or cycle rides.

ACCOMMODATION

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors, that is approached via a PVCu front door that leads to an Entrance Hall, with cloaks hanging space. This leads to a well-proportioned Living Room, with a large double glazed window and feature fireplace, with a fitted electric fire. To the rear of the house is a well-equipped Kitchen/Diner with a good range of modern matching floor

and wall mounted units, with ample work surfaces an inset electric hob, fitted oven, space for further appliances, an integrated fridge/freezer and space for a table and chairs, with door to the garden. The first floor features two bedrooms, with a fitted wardrobe, additional over stairs storage and a large double glazed window, The second bedroom is set to the rear of the building with recessed storage and ample space for a bed, desk and chair. The bathroom is fitted with attractive floor and wall tiling, underfloor heating and a modern white three piece suite.

OUTSIDE

To the front of the property there is driveway parking for two vehicles, that has been laid to brick paviar, with a decorative motif. A side gate leads to the enclosed rear garden, with an attractive patio, that leads to a lawned area of garden, with flower and shrub borders and a timber storage shed. The garden is enclosed by a brick wall to the side and rear, with fencing dividing the property from the neighbour's garden. In addition, there is a garage, with up and over door, set to the rear of the garden, with additional parking for one vehicle to the front of the garage.





Buses

3 minute walk



Shops

Tesco Extra
1.6 miles



Trains

Horsham – 1.8 miles
Littlehaven – 2.9 miles



Airport

Gatwick
14.3 miles



Roads

M23
7.9 miles



Sport & Leisure

Pavilions in the Park
1.9 miles



Rental Income

£tbc



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



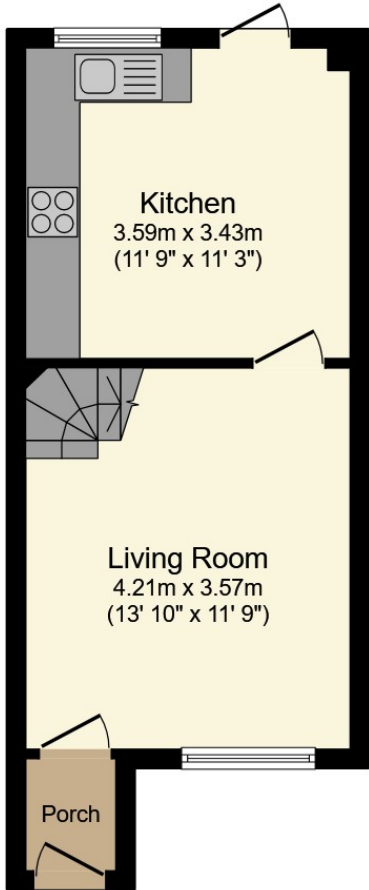
Fibre Broadband

Up to 1130 Mbps

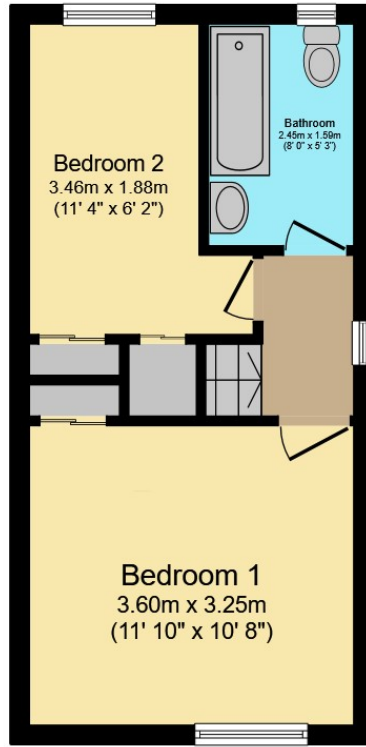


Council Tax

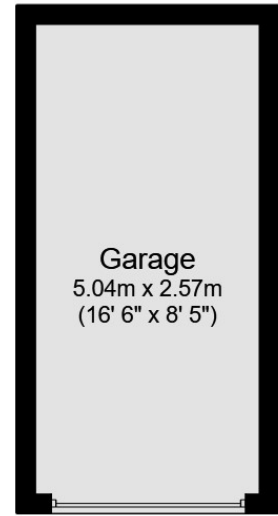
Band C



Ground Floor

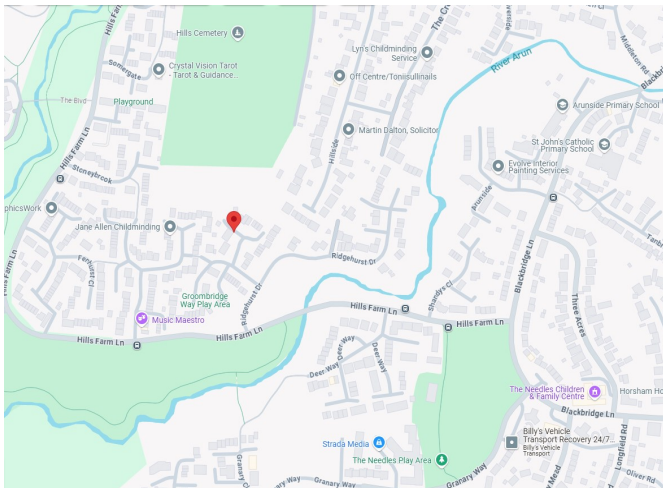


First Floor



Garage

Map Location



Total Approximate Floor Area

751 sq ft / 70 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(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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