



**Hurst Road
Horsham, RH12 2SA**

£650,000

**01403 272022
brocktaylor.co.uk**

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

Hurst Road, Horsham, RH12 2SA



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LOCATION

An impressive family home set in an ultra convenient location within a 2 minute walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is located in a small private mews, ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, including a John Lewis & Waitrose store, together with the picturesque Horsham Park and Pavilions leisure centre and pool just a stones throw from the front door. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

Tenure: Freehold

The front door opens into a spacious hall with stairs leading to the first floor and doors opening to the kitchen, living room, study and WC. The large kitchen offers space for a range of appliances and worktop spaces offering an ample amount of room around you. This is situated next to a conveniently sized study which could alternatively be used as a dining room if needed. Completing the ground floor accommodation is the living room, which measures 20'0 x 11, full of natural light from the large patio doors leading out

to the garden and providing plenty of space to relax with the whole family. To the first floor is the modern family bathroom with a bath and shower over the top, followed on with 3 large double bedrooms. The main bedroom also features large built in wardrobe space and a convenient ensuite shower too. The property also benefits from a large loft space which is fully boarded and insulated with a light and ladder.

OUTSIDE

Located in a quiet mews, with an attractive front garden which has well kept borders either side of a path that leads to the front door. Opposite the house is a car port, with two covered parking spaces, while there are a number of visitor spaces within the road. There is a gate next to the car port which provides direct access into Horsham park. The private rear garden starts with a paved patio, perfect for barbecues in the summer months, and leads on to an area of lawn. This is bordered by a mature hedge and shrubs, making this centrally located plot, private, yet convenient.





Buses

3 minute walk



Shops

Town Centre
0.5 miles



Trains

Horsham
2 minute walk



Airport

Gatwick
12.6 miles



Roads

M23



Sport & Leisure

Pavilions in the Park
4 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
The Forest School
Millais



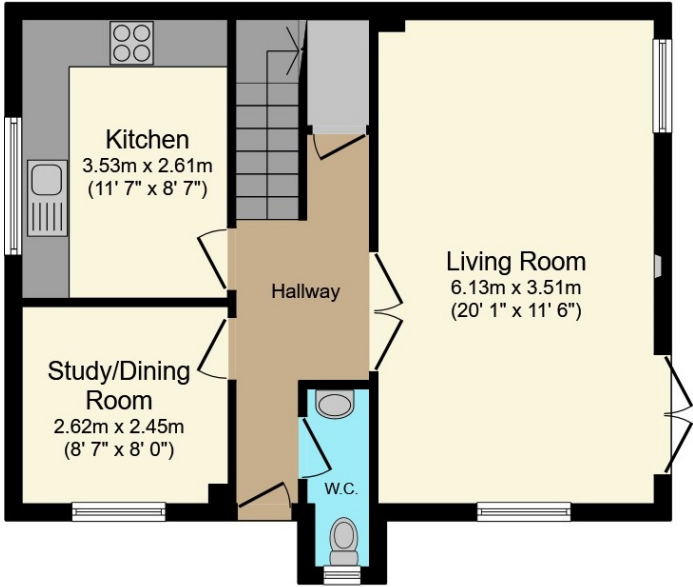
Fibre Broadband

Up to 2000 Mbps

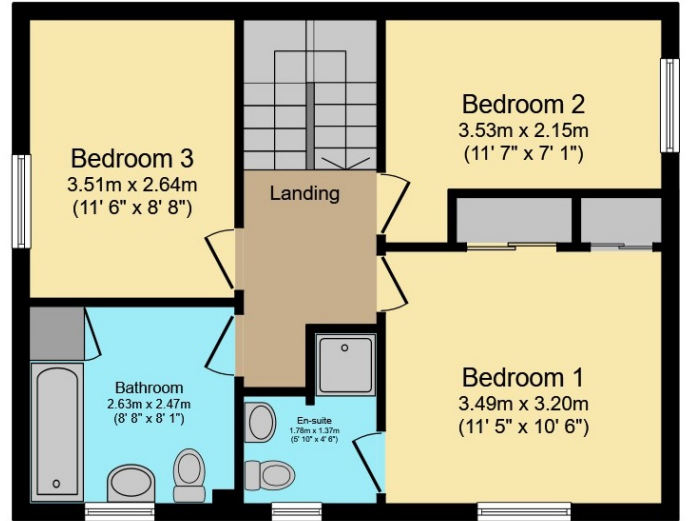


Council Tax

Band F

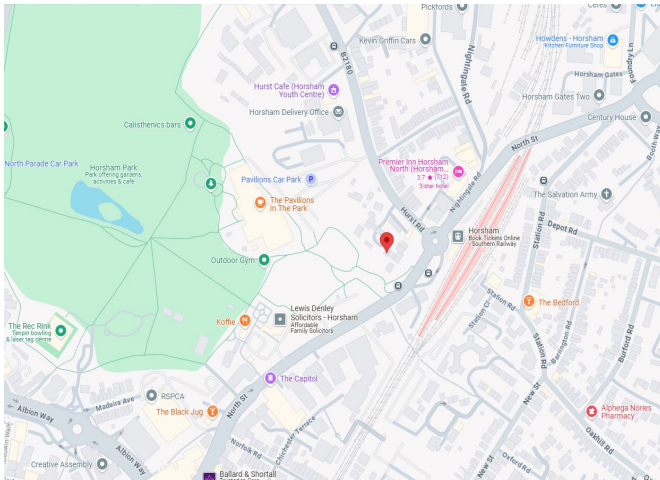


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

tbc/tbc

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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

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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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