



**Wakehurst Mews  
Horsham, RH12 1XE**

**£475,000**

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



## LOCATION

Set within a small cul de sac on the ever-popular Hills Farm Development, located to the west of Horsham and offering good access to the A24 and A281. The property is also set within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

## PROPERTY

Tenure: Freehold

Presenting this charming and well-maintained detached property, currently listed for sale and in good condition. The property is ideal for families, given its generous space allocation and thoughtful design. It's situated in an excellent location with public transport links, nearby schools, local amenities, and green spaces, offering a perfect balance between convenience and tranquillity. Inside, the property features a spacious reception room designed in an open plan format that includes a lounge and diner. The flowing space allows for flexible usage, and the large area can comfortably accommodate your needs. The property boasts a well-appointed kitchen that is separate from the living space. Its spacious layout ensures plenty of work surface for meal preparations and ample storage for your culinary needs. The kitchen also provides access to a stylish conservatory, adding an extra dimension to your living

space and possibilities for relaxation or entertainment. The conservatory also grants direct access to the garden, perfect for those summer barbecues or alfresco dining experiences. Sleeping accommodations in this property are substantial, with three bedrooms in total. The main bedroom is a spacious double room with built-in wardrobes and abundant natural light. It also benefits from an en-suite bathroom, providing added privacy and convenience. The second bedroom is another double room, also spacious and filled with natural light. The third bedroom is a single room, still spacious and bright, making it an ideal child's room or home office. The property features two bathrooms. The large main bathroom includes a window, allowing for natural light and ventilation. The second bathroom is an en-suite to the main bedroom, equipped with a window and a shower for your convenience.

## OUTSIDE

Outside, the property boasts a generous driveway leading to a garage with an up-and-over door. A side gate allows for easy access to the rear garden, offering a private outdoor space for recreation or relaxation with a laid patio area as well as lawn too. In summary, this detached property provides a blend of comfort, practicality, and location benefits, making it an ideal choice for families seeking a new place to call home.







#### Buses

4 minute walk



#### Shops

Tesco Extra  
15 minute walk



#### Trains

Horsham – 1.8 miles  
Littlehaven – 2.9 miles



#### Airport

Gatwick  
16.9 miles



#### Roads

M23  
7.9 miles



#### Sport & Leisure

The Bridge Leisure Centre  
17 minute walk



#### Rental Income

£1,650 pcm



#### Schools

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



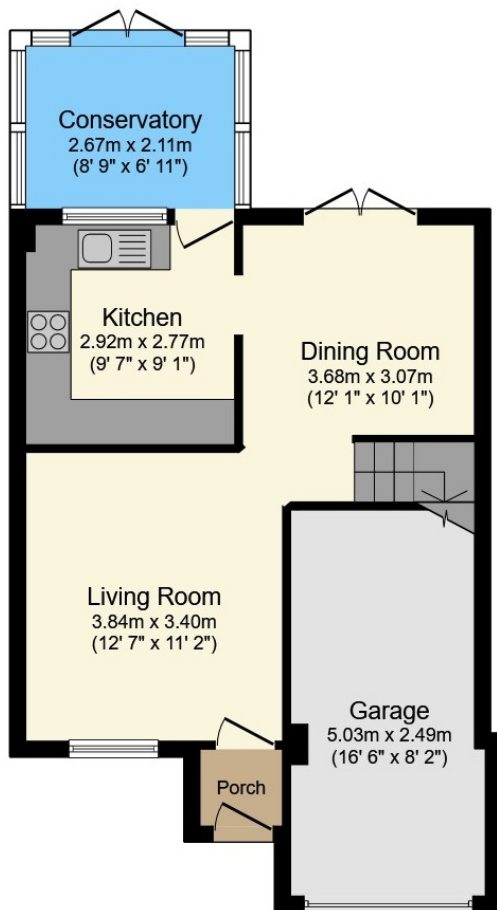
#### Fibre Broadband

Up to 2000 Mbps

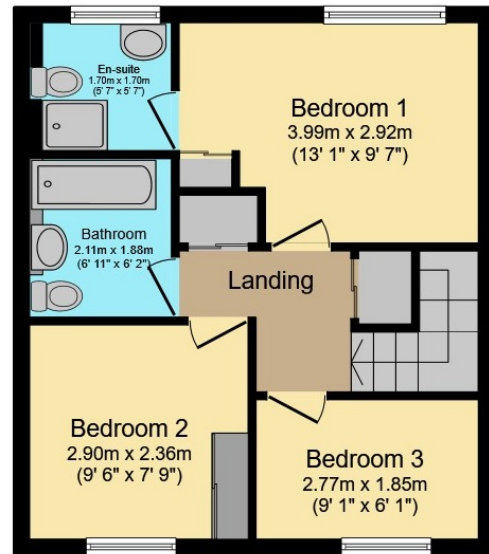


#### Council Tax

Band D

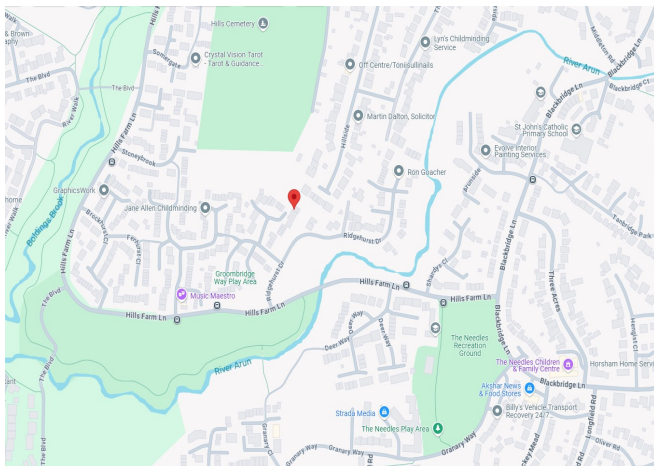


Ground Floor



First Floor

## Map Location



Total Approximate Floor Area  
**1,018 sq ft / 95 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	64	
(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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