



**Beech Road
Horsham, RH12 4NR**

£400,000

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

**Beech Road,
Horsham, RH12 4NR**



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LOCATION

Set in a quiet, tucked-away position just off the main road in North Horsham. It's just a 5-minute walk to a nearby bus stop, and only a short stroll to Leechpool and Owlbeech Woods, making it perfect for dog owners and those who enjoy nature. Local shops, schools, and transport links are all nearby, including access to Littlehaven Station and the A264. Despite the peaceful setting, everything you need is close at hand - whether you're commuting, heading into town, or exploring the countryside. It's a truly convenient spot with a lovely neighbourhood feel.

PROPERTY

Tenure: Freehold

Beech Road is a beautifully presented 3-bedroom terraced home, positioned in a quiet residential setting just a short walk from nature and local conveniences. Tucked away off the main road, the home offers both peace and practicality - ideal for families and dog lovers.

The ground floor features a stylish open-plan kitchen/diner with high-spec finishes, elegant flooring, and French doors opening to a south-facing garden, perfect for entertaining. A separate lounge at the front includes a feature log burner, creating a cosy feel all year round. Upstairs, you'll find three

generous bedrooms and a well-appointed family bathroom, all finished in a clean, modern style.

OUTSIDE & GARDEN

The south-facing rear garden enjoys day-long sunshine and is a peaceful, private retreat. It offers a blend of lawn, patio, and planted borders – ideal for children, pets, or entertaining. The detached garage at the end of the garden offers superb potential for conversion to a home office or gym (STPP), with rear vehicle access and allocated parking. The front garden adds to the home's kerb appeal, while a rear garden gate provides convenient access. Whether you're a keen gardener, need outdoor space for dogs or kids, or simply love to sit in the sun, this garden delivers.





Buses

5 minute walk



Shops

Sainsbury's Local
7 minute walk



Trains

Littlehaven – 1.2 miles
Horsham – 1.6 miles



Airport

Gatwick
10.4 miles



Roads

M23
4.5 miles



Sport & Leisure

Pavilions in the Park
2 miles



Rental Income

£tbc pcm



Schools

St Roberts Southwell
Leechpool Primary
Bohunt
The Forest School



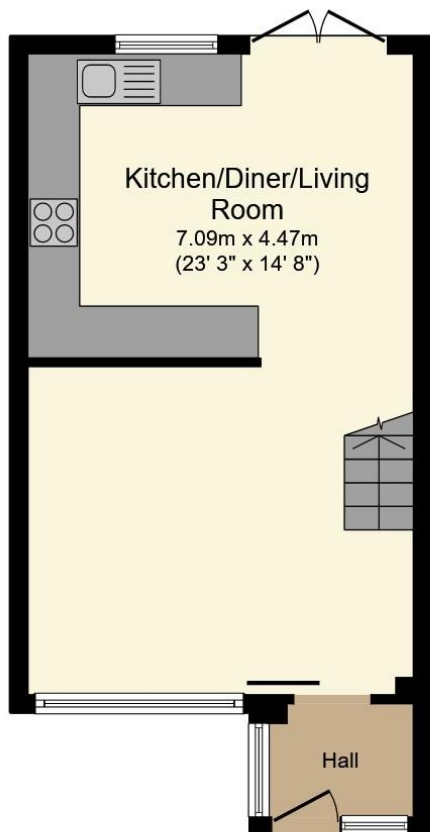
Broadband

Up to tbc Mbps

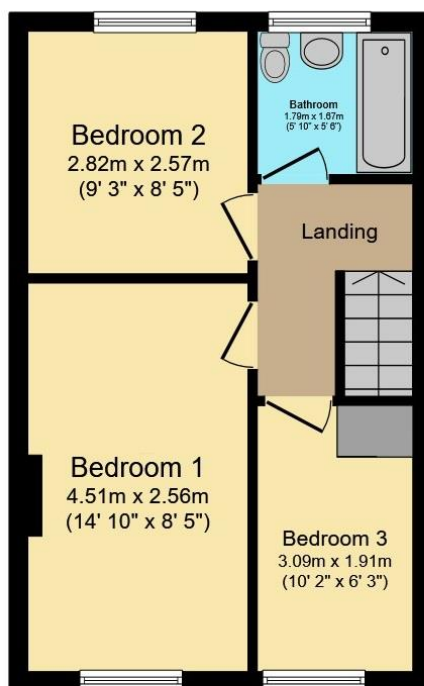


Council Tax

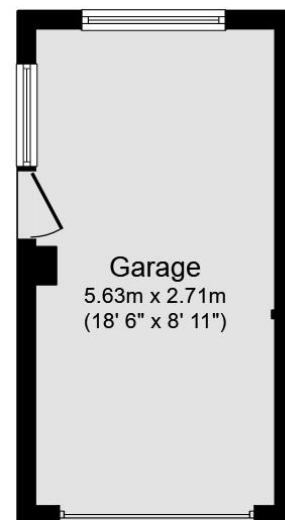
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Ground Floor

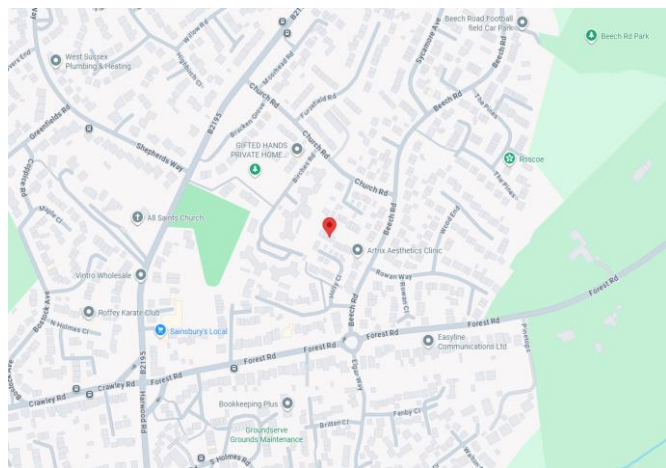


First Floor



Garage

Map Location



Total Approximate Floor Area

906 sq ft / 84 sq m

EPC Rating



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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