



**The Poplars
Horsham, RH13 5RH**

£550,000

**01403 272022
brocktaylor.co.uk**

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

The Poplars, Horsham, RH13 5RH

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LOCATION

This spacious, three double bedroom family home set in an ultra-convenient location within a few minutes' walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. 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

This rarely available and conveniently located family home offers spacious accommodation throughout. The property is accessed via an extended porch from which a large storage cupboard and cloakroom can be found. The 21 ft lounge has an open fireplace with stone effect surround and large patio doors flooding the room with natural light, and is easily able to accommodate plenty of furniture giving you a real sense of space and comfort. Following through from this you will find an ideal dining space with a perfect flow through to the extended kitchen which offers a wealth of storage, work top

surfaces and space for appliances whilst also providing access to the garden. To the first floor are three double bedrooms, all of which benefit from built in cupboards, and the family bathroom with generous shower, bath and large airing cupboard as well as a separate toilet to the side.

OUTSIDE

The rear garden offers a fantastic degree of seclusion being enclosed with mature shrubs and small trees. A patio is adjacent to the property with side access leading to the front garden where a further expanse of lawn sides a large driveway in front of the garage. The garage has an up and over door and like some in the road, easily converted subject to the usual planning and consents being granted.





Buses

4 minute walk



Shops

One Stop
5 minute walk



Trains

Horsham
5 minute walk



Airport

Gatwick
11.6 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
12 minute walk



Rental Income

£1,750 pcm



Schools

Kingslea Primary
The Forest School
Millais School



Fibre Broadband

Up to 2000 Mbps

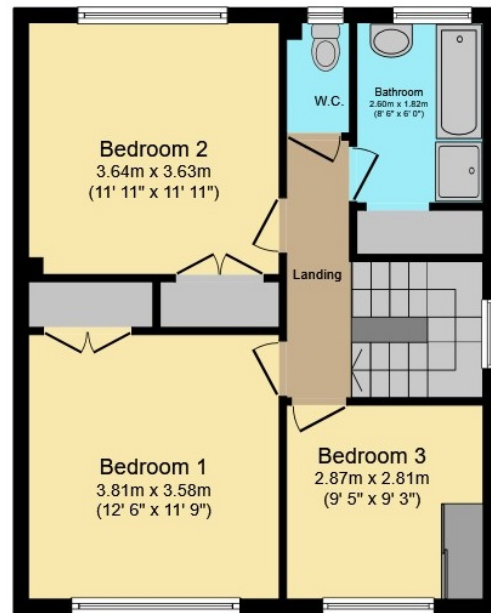


Council Tax

Band E

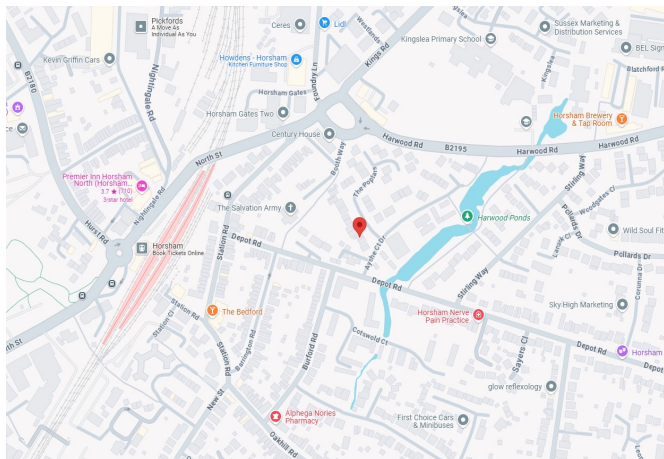


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

1,318 sq ft / 122.4 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(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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