



**Weald Close
Horsham, RH13 6HE**

**Asking Price Of
£550,000**

**01403 272022
brocktaylor.co.uk**

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

**Weald Close,
Horsham, RH13 6HE**



THE LOCATION

The property is located within a small cul-de-sac, only a few minutes walk of both Horsham town centre and station (Victoria 55 mins). Horsham's thriving town offers a wide selection of independent shops, a twice-weekly market, and good selection of major retailers, including John Lewis and Oliver Bonas. The town also offers a wide selection of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre that hosts a wide variety of shows and touring artists. The house is also within a few minutes walk of a Tesco Express and Bennett's Field, a small park, with football pitches and a children's play area, ideal for walking your four-legged friend. The property is also conveniently positioned for easy access to a number of schools, including The Forest School, Millais, Heron Way & St Mary's C of E School.

ACCOMMODATION SUMMARY

Tenure: Freehold

This mature semi-detached house offers good-sized accommodation, arranged over two floors, but also offers good potential to extend (STPP). The ground floor features an entrance porch, that leads to a spacious entrance hall, with stairs rising to the first floor and access to a spacious

living/dining room, with double glazed patio doors leading out into the sunny rear garden. The refitted kitchen offers a contemporary range of floor & wall mounted units, with contrasting work surfaces and space for appliances and could be extended to the side, or rear (STPP). The first floor offers a spacious landing, with two double bedrooms, both with fitted wardrobes, a large single bedroom (or poss small double) with a fitted storage cupboard and a modern white bathroom suite.

GARDENS & PARKING

The house offers a good-sized plot with space for extension (if required) STPP. To the front of the house there is an area of lawn, with an adjacent area of driveway parking, for multiple vehicles, that leads to a DETACHED GARAGE, with up & over door, power and lighting. The rear garden offers a sunny SOUTH WEST open rear aspect, with a paved patio that leads to an area of lawn, with both flower and shrub borders. The garden is enclosed to the side and rear, by a combination of mature hedges and panel fencing with gated side access.





Buses

3 minute walk



Shops

Tesco Express
4 minute walk



Trains

Horsham
0.8 miles



Airport

Gatwick
14.3 miles



Roads

M23
6.7 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£tbc pcm



Schools

St Mary's CoFE Primary
Heron Way Primary
The Forest School
Millais



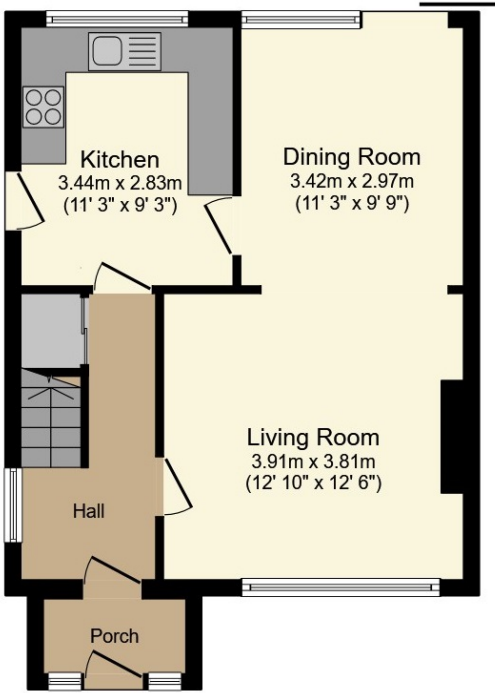
Fibre Broadband

Up to 2000 Mbps

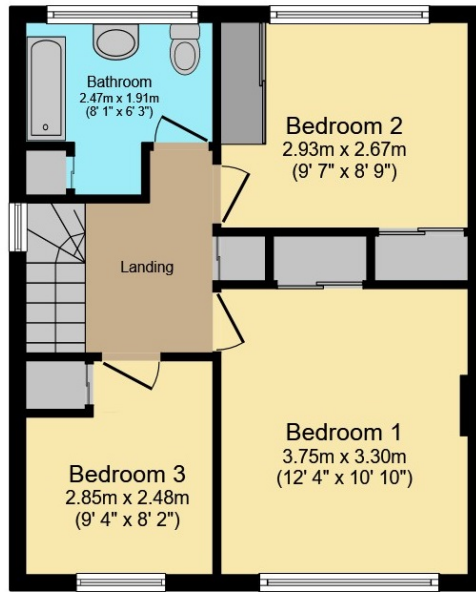


Council Tax

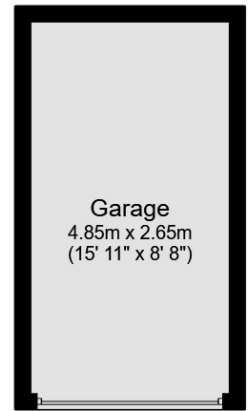
Band E



Ground Floor

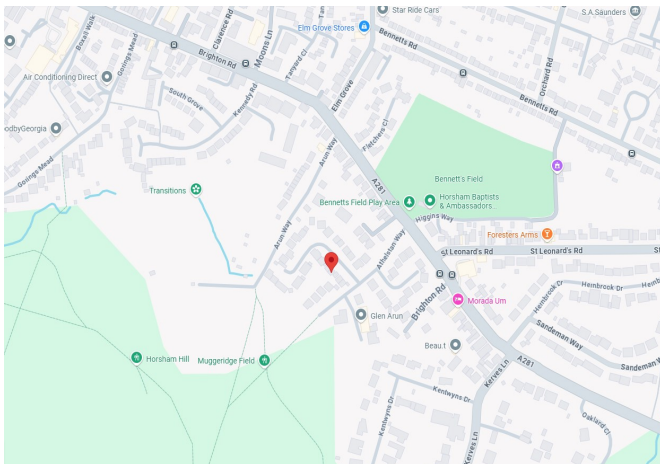


First Floor



Garage

Map Location



Total Approximate Floor Area
1,100 sq ft / 102 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	68	
(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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