



**Earles Meadow  
Horsham, RH12 4HP**

**Offers In Excess Of  
£600,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

#### THE LOCATION

The property is set on the North Eastern corner of Horsham, in a tucked away cul-de-sac, that offers good access to both local amenities and a number of schools, including Bohunt, St Robert Southwell, Leechpool, Millais & The Forest School. There is a handy Tesco Express, set on Lambs Farm Road, that is within easy walking distance, with Littlehaven Station, that offers a direct service to London Victoria a short distance further. Horsham's thriving town centre, with its wealth of shops, from independent retailers, to major High Street chains, including John Lewis, is either a short drive or bus journey away, that also features an extensive range of bars, restaurants, coffee shops, an Everyman Cinema and The Capitol Theatre. The property is also set close to the ancient Leechpool & Owlbeech Woods, that offers picturesque walks or cycle rides, and a large children's play area.

#### ACCOMMODATION SUMMARY

Tenure: Freehold

Occupying a desirable corner position, this spacious property is thoughtfully arranged over two floors and offers a host of well-proportioned rooms with fantastic potential for multi-generational living or homeworking. On the ground floor, a

stylish refitted kitchen offers a good range of floor and wall mounted units, with a separate utility room, spacious living room, separate dining room and the addition of a downstairs study/bedroom, with ground floor shower room, that offers excellent annex potential, and a separate downstairs cloakroom, set off the entrance hall. The first floor features three bedrooms, with the main bedroom featuring an en suite shower room and a modern family bathroom.

#### GARDENS & PARKING

The property is set on a corner plot, with a good-sized brick paviar driveway, providing generous off street parking. To the side there is gated access to a generous rear garden, that is mainly laid to lawn, with a paved patio area. The garden is enclosed to all sides, by a combination of panel fencing and brick walls and offers good potential for extension (STPP).







**Buses**

9 minute walk



**Shops**

Tesco Express  
11 minute walk



**Trains**

Horsham – 2.2 miles  
Littlehaven – 1.4 miles



**Airport**

Gatwick  
9.8 miles



**Roads**

M23  
5.1 miles



**Sport & Leisure**

Pavilions in the Park  
2.4 miles



**Rental Income**

£1,850 pcm



**Schools**

Bohunt  
Leechpool Primary  
The Forest School  
Millais



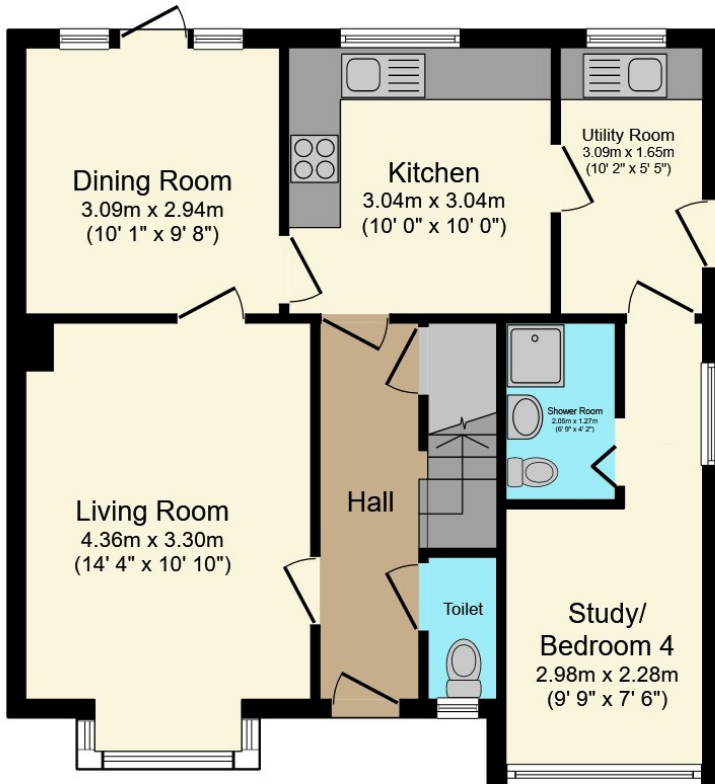
**Fibre Broadband**

Up to 900 Mbps

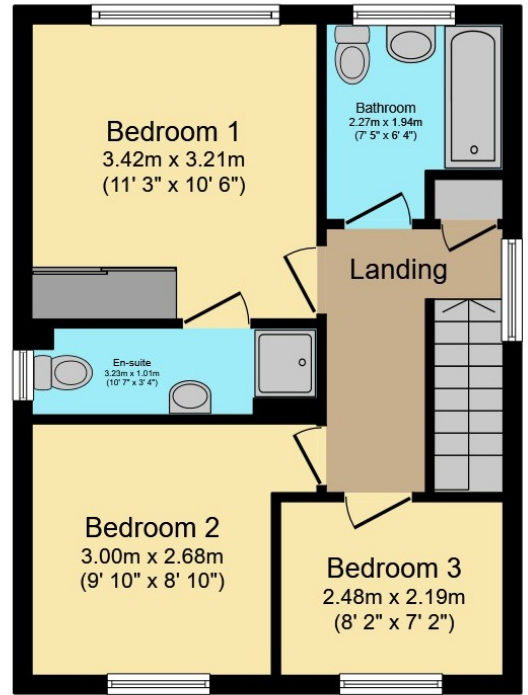


**Council Tax**

Band E

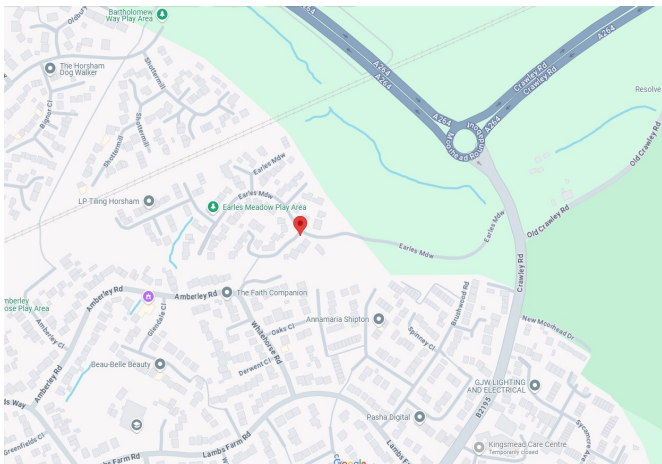


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,008 sq ft / 94 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(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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[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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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