



**Timms Close
Horsham, RH12 4TN**

£265,000

**01403 272022
brocktaylor.co.uk**

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

**Timms Close,
Horsham, RH12 4TN**

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LOCATION

This beautiful Freehold Coach House is set within an enviable location, close to a host of local amenities. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station, is just a short walk away, and has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door opens into a generous Hall, which provides the ideal space to remove your shoes before going upstairs

to this spacious and beautifully presented property. From the Hall, which has two windows overlooking the parking area and a large storage cupboard, doors open into all other rooms. The 23'6 x 14'1 Kitchen/ Living Area is a particular feature of this property and is double aspect making it a bright room, and perfect for entertaining. The Kitchen Area is a great size, with a host of integrated appliances, a large breakfast bar and further space for a dining table. Completing the accommodation is a 15ft Double Bedroom with a large window and space for wardrobes, and the Bathroom, which has a contemporary white suite with a shower above the bath.

OUTSIDE

This property boasts an allocated parking space in the car park that is visible from the rear windows, and has a 12'0 x 3'8 lockable Store located under the stairs and accessed via the car park. Within the development are well kept gardens that are maintained regularly.





Buses

7 minute walk



Shops

Tesco Express – 0.5 miles
Lidl - 0.6 miles



Trains

Horsham – 1 mile
Littlehaven – 1 mile



Airport

Gatwick
11.8 miles



Roads

M23
5.8 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£tbc



Schools

North Heath Primary
Bohunt Horsham



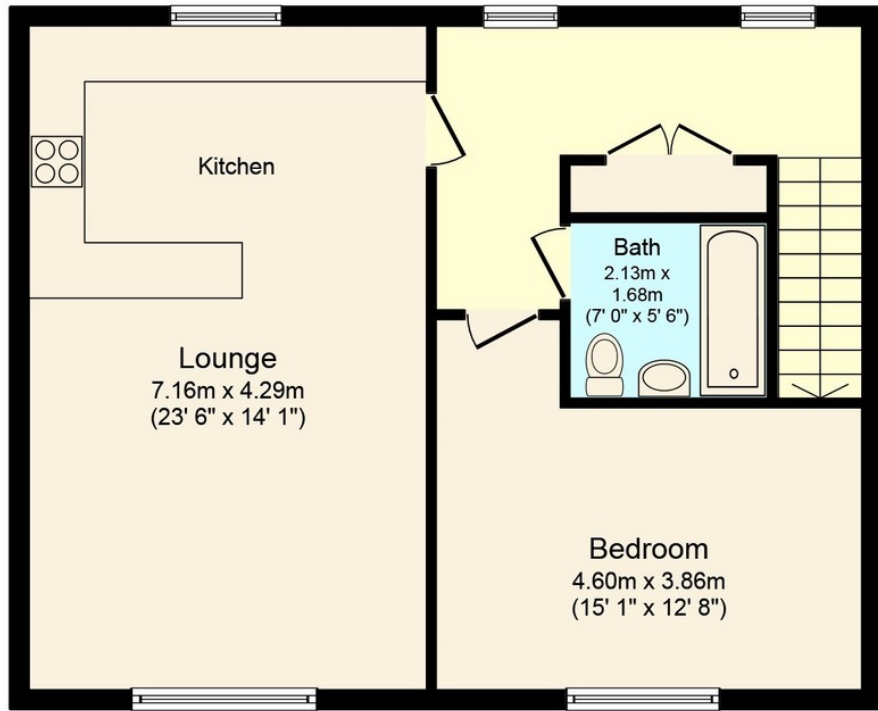
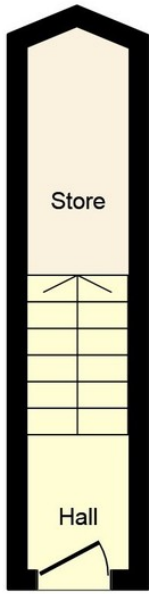
Fibre Broadband

Up to 2000 Mbps

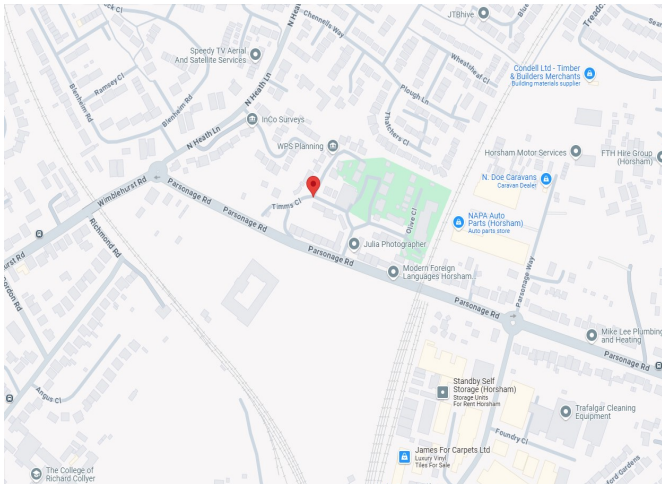


Council Tax

Band B



Map Location



Total Approximate Floor Area
763 sq ft / 70.9 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	90
(69-80)	C		
(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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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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