



**Bethune Road
Horsham, RH13 5JN**

**Asking Price Of
£400,000**

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



THE LOCATION

The property is set in a very convenient location, only a few minutes walk from The Forest School and a short distance further to Millais School too. Horsham's main line station, with its direct service to London Victoria (55 mins) is also within easy walking distance from the house. Horsham's thriving town centre, with twice weekly markets, a wide selection of independent retailers, major High Street brands, that include John Lewis, is also within walking distance. The town offers a wide selection of bars, restaurants, coffee shops, an Everyman Cinema and The Capitol Theatre. The property is also within a short walk of Bennett's Fields, an ideal setting for an afternoon walk, that also has a children's play area.

ACCOMMODATION SUMMARY

Tenure: Freehold

The house offers good-sized accommodation, arranged across two floors, with an entrance hall, that leads into a bright living room, with a large double glazed bay window. The ground floor also features a large kitchen/diner fitted with a good range of modern floor and wall mounted units, appliances, and ample space for a table. The ground floor further features a white bathroom suite, set off a rear lobby.

The first floor has three bedrooms, with the main bedroom boasting a modern en suite shower room. The house further benefits from double glazing and gas central heating.

GARDENS & PARKING

To the front of the property, a large and private garden creates a welcoming first impression and offers an ideal space to be used as the main garden area. With plenty of room for outdoor furniture or play equipment, it's perfect for relaxing in the sun in a secluded setting. The front also benefits from a good sized gated driveway, providing parking for 1 to 2 cars, as well as ample on-street parking if needed. To the rear, you have a good sized garden with a side access gate and patio area; perfect for seating and entertaining. Moving towards the bottom of the garden, you have a small storage shed, offering room for gardening tools or general storage.





Buses

1 minute walk



Shops

Convenience Store
3 minute walk



Trains

Horsham – 0.5 miles
Littlehaven – 1.6 miles



Airport

Gatwick
12 miles



Roads

M23
6.4 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£1,750 pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School
Millais



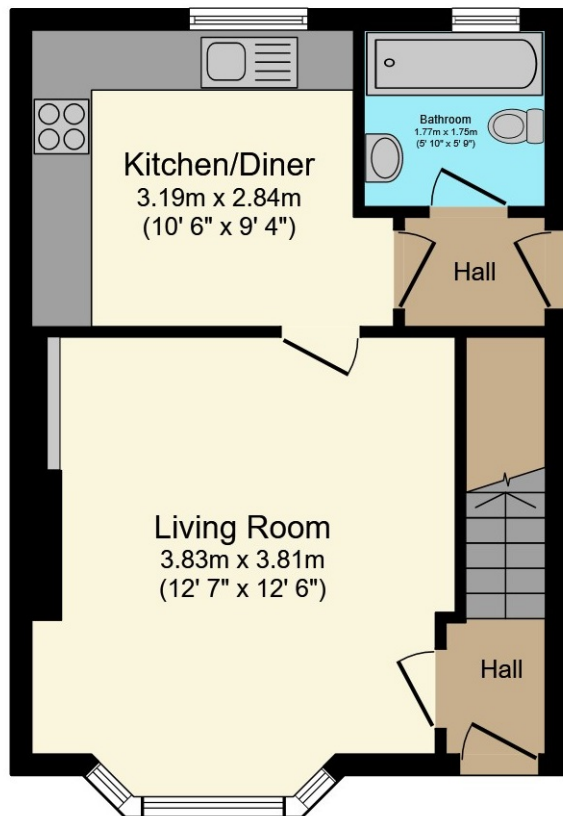
Fibre Broadband

Up to 2000 Mbps

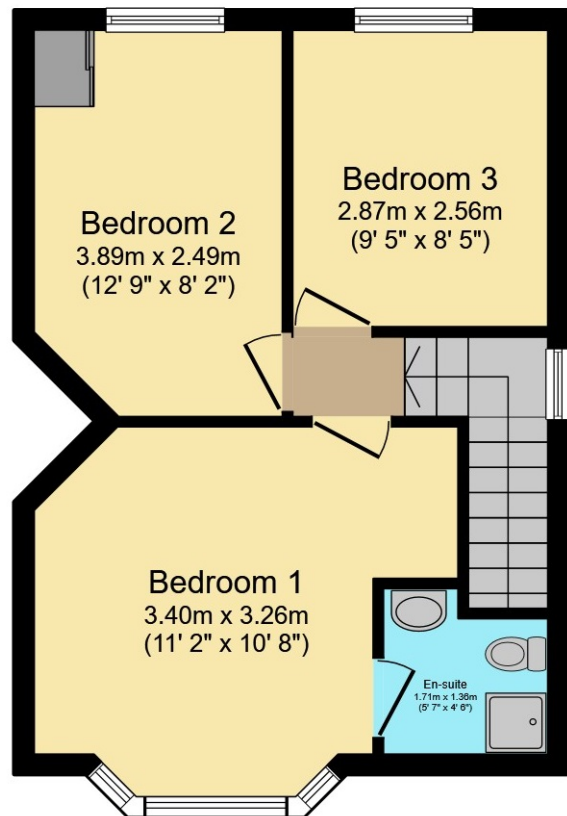


Council Tax

Band C

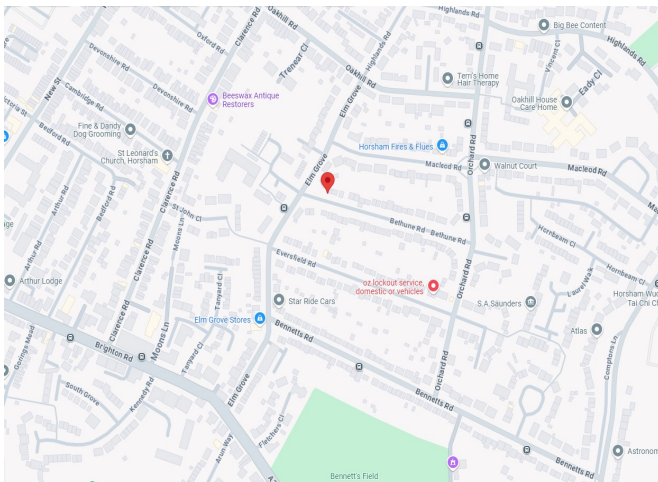


Ground Floor



First Floor

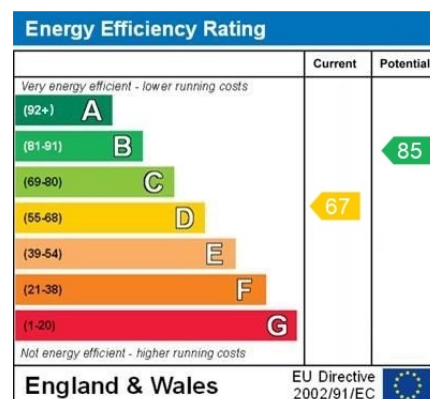
Map Location



Total Approximate Floor Area

814 sq ft / 75.6 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
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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2-6 East Street, Horsham, West Sussex, RH12 1HL

