



**Earlswood Close
Horsham, RH13 6DB**

**Guide Price
£425,000**

**01403 272022
brocktaylor.co.uk**

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

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THE LOCATION

The property is set in a cul-de-sac, within a few minutes walk of the local shops, with a convenient Co-Op store on Crawley Road and a Tesco Express on Redkiln Way. The property is also only a mile from Horsham station, with its direct service to London Victoria (55 mins), and the picturesque Horsham Park. Horsham's thriving town centre, with its wide selection of independent shops and major High Street retailers, including John Lewis, a twice weekly market and excellent selection of bars and restaurants is also within a short drive or bus ride from the house. There are also a number of schools, within easy access of the property, that include Kingslea, The Forest School and Millais girls school.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, that has been extended on the ground floor, to create an attractive kitchen, with a vaulted ceiling and good range of modern units, together with a utility room and downstairs cloakroom. The ground floor also features a living room, with separate dining room, separated by glazed doors, and a large conservatory set off the dining room. The first floor offers a double bedroom to the front of the house, with

fitted wardrobes, a further double bedroom, single bedroom/study, and a modern 3 piece bathroom suite.

GARDENS AND PARKING

To the front of the house there is an area of lawn inset with a mature tree and shrubs. A driveway extends to the side of the house and leads to a GARAGE with up and over door, overhead storage, and a door to the rear garden. The rear garden offers a good level of seclusion and is enclosed to all sides by panel fencing, with gated side access. There is a shingled area with stepping stone pathway, while the remainder is part laid to lawn, bordered by flowers and shrubs and a mature tree is set to the rear of the garden.





Buses

6 minute walk



Shops

Co-op Food
6 minute walk



Trains

Littlehaven – 0.8 miles
Horsham – 1.1 miles



Airport

Gatwick
11.3 miles



Roads

M23
5.7 miles



Sport & Leisure

Pavilions in the Park
1.4 miles



Rental Income

£1,950 pcm



Schools

Kingslea Primary
The Forest School
Millais



Broadband

Up to tbc Mbps

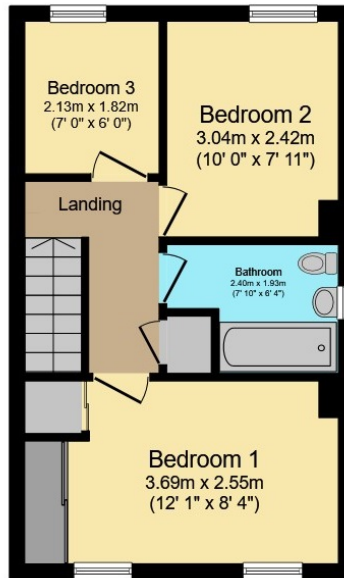


Council Tax

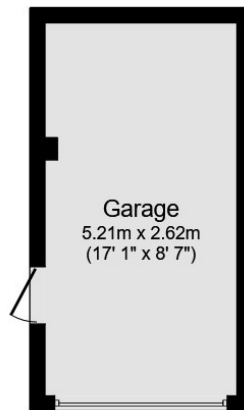
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Ground Floor

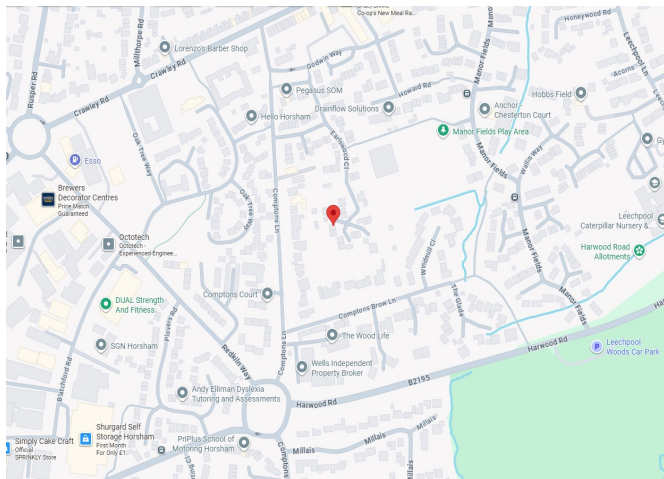


First Floor



Garage

Map Location



Total Approximate Floor Area

1,183 sq ft / 110 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		
(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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