



**Agate Lane  
Horsham, RH12 4BE**

**£550,000**

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

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



## LOCATION

Nestled in a peaceful residential area, this property is ideally situated for convenient family living. Located just minutes from excellent transport links, including direct bus routes and nearby train stations, commuting into the city or surrounding areas is quick and hassle-free. The property falls within the catchment of several well-regarded primary and secondary schools, making it perfect for families. Local amenities, shops, and parks are all within walking distance, offering a fantastic balance of tranquillity and accessibility.

## PROPERTY

Tenure: Freehold

This charming two-bedroom bungalow offers spacious and flexible living with huge potential to personalise. The generous layout includes two double bedrooms-one with an en-suite-and a large family bathroom. A substantial kitchen and separate utility room provide practicality and comfort, while the versatile floorplan allows easy conversion to a three-bedroom home with the addition of a simple stud wall. The bright and airy

interiors flow seamlessly, with the opportunity to extend further (subject to planning), creating the perfect home for growing families or downsizers seeking space without compromise. The property is well-maintained and ready to move into, with the scope to modernise and add value over time.

## OUTSIDE AND PARKING

The outside space is equally impressive, featuring a large rear garden ideal for entertaining, children, or green-fingered enthusiasts. The front garden offers additional kerb appeal and privacy. A detached garage and generous off-street parking for multiple vehicles provide excellent practicality for households with several cars or visiting guests. This home combines indoor comfort with outdoor versatility in a highly desirable location.







#### Buses

3 minute walk



#### Shops

Tesco Express  
8 minute walk



#### Trains

Horsham – 1 mile  
Littlehaven – 0.3 miles



#### Airport

Gatwick  
11 miles



#### Roads

M23  
5.7 miles



#### Sport & Leisure

Pavilions in the Park  
Dual Strength & Fitness



#### Rental Income

£TBC pcm



#### Schools

Kingslea Primary  
Littlehaven Infants  
The Forest School  
Millais  
Bohunt



#### Broadband

Up to 500 Mbps

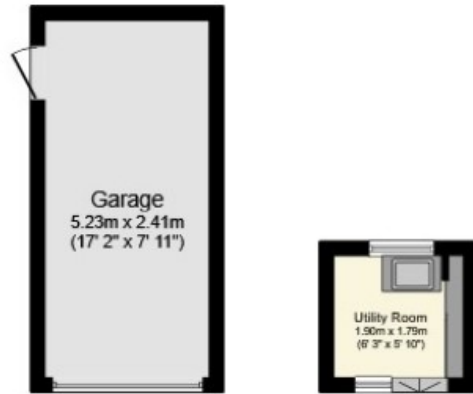


#### Council Tax

Band D

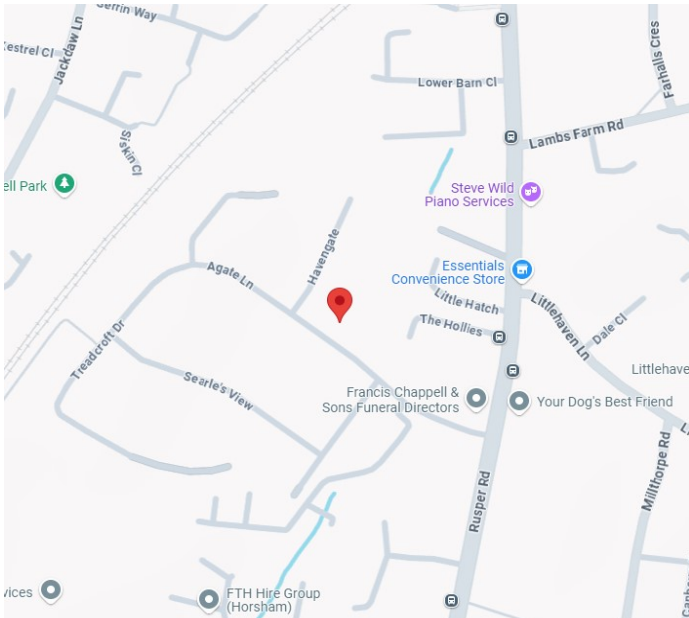


Floor plan



Outbuilding

### Map Location



### Total Approximate Floor Area

**1,125 sq ft / 104.3 sq m**

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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**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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