



**Laughton Road
Horsham, RH12 4EJ**

**Asking Price Of
£365,000**



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LOCATION

Located in a well-regarded and family-friendly neighbourhood, this spacious end of terrace home enjoys a fantastic position within walking distance of Horsham town centre and a wide range of local amenities. This peaceful residential road is ideally placed for convenient living, with supermarkets, local shops, cafes, and transport links all close by. Littlehaven station is a short walk away and Horsham's mainline station is just over a mile away, offering direct services to London Victoria and London Bridge, making it a great choice for commuters. For families, this area is especially attractive due to the excellent selection of nearby schools such as St Robert Southwell, Littlehaven Infants, The Forest School and Millais. The College of Richard Collyer is also close at hand for sixth form students. In addition to practical amenities, the area benefits from nearby parks, green spaces, and leisure facilities, ideal for families and outdoor enthusiasts alike. Whether you're looking to raise a family, downsize, or invest in a well-located property, this part of Horsham offers a brilliant blend of comfort, convenience, and community charm.

ACCOMMODATION

Tenure: Freehold

Laughton Road presents a fantastic opportunity to purchase a spacious end-of-terrace home with a truly exceptional garden-a rare find in this location. This much-loved property has been well maintained over the years and is now ready for a new owner to modernise and unlock its full potential. Set on a generous plot, the home offers strong curb appeal and side access to a very large rear garden-ideal for growing families, keen gardeners, or anyone seeking outdoor space with room to extend (subject to planning). Internally, the property is in good structural condition, but requires updating throughout. The layout includes a bright front-facing living room and a kitchen with views over the garden. Upstairs you'll find three well-sized

bedrooms and a family bathroom. While the fixtures and fittings are dated, everything has been well cared for, providing a solid base for renovation. This home is ideal for buyers seeking a project-whether you're a first-time buyer looking to create your perfect home, an investor seeking rental potential, or a family wanting space to grow. With its spacious layout, generous garden, and superb location close to schools, shops, and transport links, this property has all the ingredients for a truly special home. Offered with no onward chain, this is a rare chance to secure a property with great bones and endless potential in one of Horsham's most desirable areas.

GARDENS & PARKING

One of the standout features is the exceptionally large rear garden-a true rarity in this location. As an end-of-terrace property, it benefits from a wider plot, offering an impressive amount of outdoor space. The garden is predominantly laid to lawn, with mature shrubs and trees providing privacy and a peaceful, green outlook. Whether you're a keen gardener, a family needing space for children to play, or simply someone who enjoys the outdoors, this garden offers enormous potential. There's plenty of room for entertaining, installing a patio or decking area, and even space for a future extension or garden studio (subject to the usual planning consents). In addition to the garden, the property also includes a single garage, located in a nearby block, offering secure storage or parking. There is also ample on-street parking available directly outside the property, with no restrictions, making it ideal for households with multiple vehicles or regular visitors. The combination of a large, private garden and flexible parking options adds real value and lifestyle appeal to this charming home-making Laughton Road a particularly attractive choice for buyers looking for both space and convenience.





Buses

4 minute walk



Shops

Tesco Express
6 minute walk



Trains

Littlehaven – 0.3 miles
Horsham – 1.2 miles



Airport

Gatwick
10.6 miles



Roads

M23
5.9 miles



Sport & Leisure

Pavilions in the Park
1.5 miles



Rental Income

£1,500 pcm
Rental Yield – 5%



Schools

Littlehaven Infants
St Robert Southwell
The Forest School
Millais



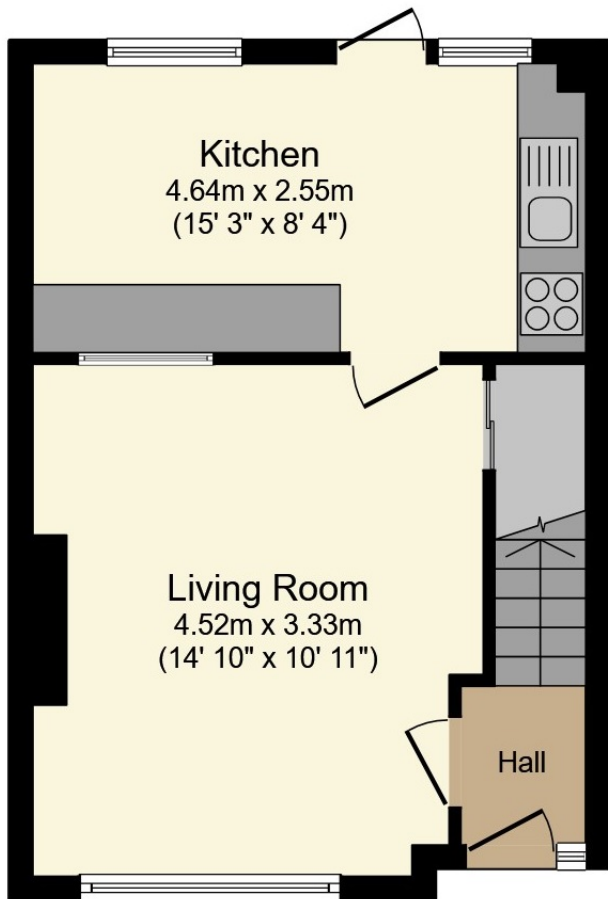
Fibre Broadband

Up to 500 Mbps

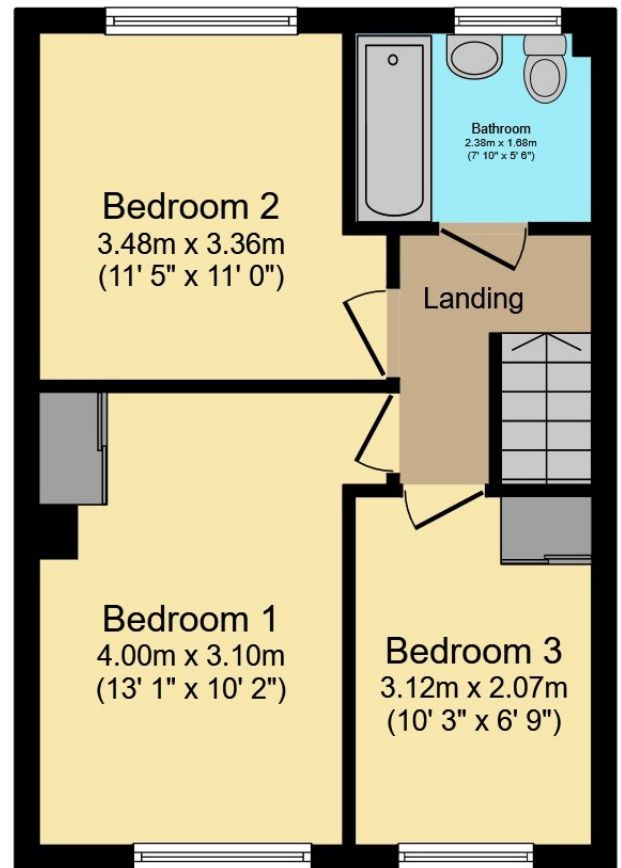


Council Tax

Band C

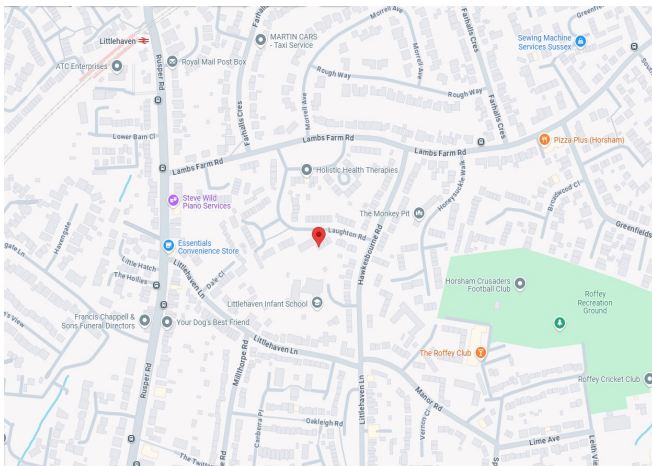


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

747 sq ft / 69 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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