



**Somergate
Horsham, RH12 1UJ**

£425,000

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

LOCATION

This spacious home is set within a small cul de sac on the ever popular Hills Farm Development, located to the west of Horsham and offering good access to the A24 and A281. The property is also within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

PROPERTY

Tenure: Freehold

This 3-bed end of terrace property offers good-sized accommodation, arranged across two floors. The ground floor offers a stunning open plan living, kitchen, dining area, presented in a high standard and filled with natural light with plenty of space for furniture. It features a bespoke media wall and floating fireplace. There is also a modern fitted kitchen, that has a good range of fitted floor and wall mounted units, space for appliances and a wrap around breakfast bar making it a perfect dining space and room for entertaining. The ground floor also features a downstairs

WC. The first floor offers 3 bedrooms, with the main bedroom featuring a large built in wardrobe. Bedroom 2 and 3 both offer space for a bed and wardrobe, or draws, depending on desired use. The first floor of the property is complete with a large family bathroom featuring both a freestanding bath and large walk-in shower finished to a modern standard.

OUTSIDE

This end of terrace property is set back from the road of the cul de sac. It does feature allocated parking in a residents parking area behind the property. The rear garden is a particular feature of this fine property, with a generous patio, offering plenty of space for patio furniture, perfect for barbecues in the summer months, this then leads on to an area of lawn. At the top of the garden is a large shed providing additional storage and a gate providing rear access as well as an additional lean too storage space on the side of the property. An added bonus for those families looking with younger children is that you will also find a small children's play park adjacent to the property.





Buses

2 minute walk



Shops

Tesco Extra
14 minute walk



Trains

Horsham – 1.7 miles
Littlehaven – 2.8 miles



Airport

Gatwick
13.9 miles



Roads

M23
7.7 miles



Sport & Leisure

The Bridge Leisure Centre
13 minute walk
Pavilions in the Park
1.9 miles



Rental Income

£1,850 pcm



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



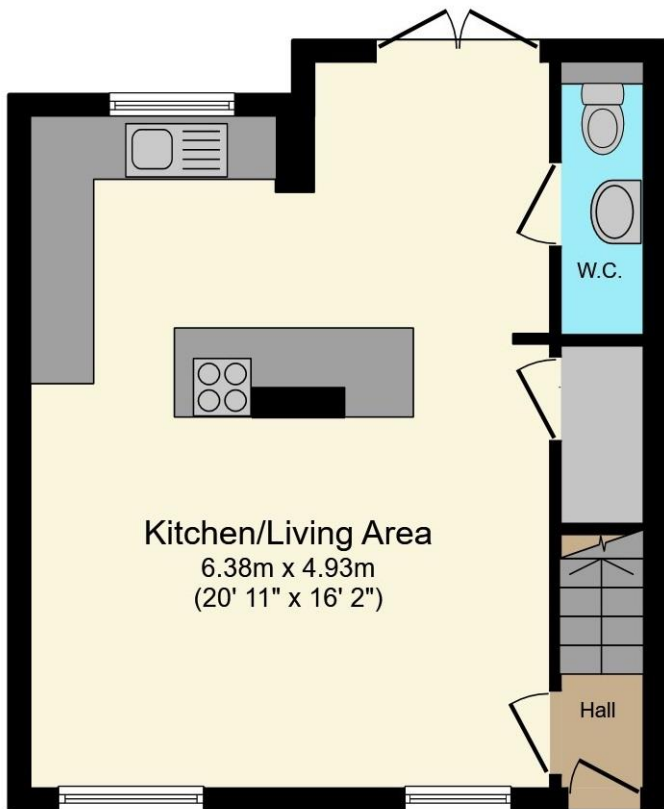
Fibre Broadband

Up to 2000 Mbps

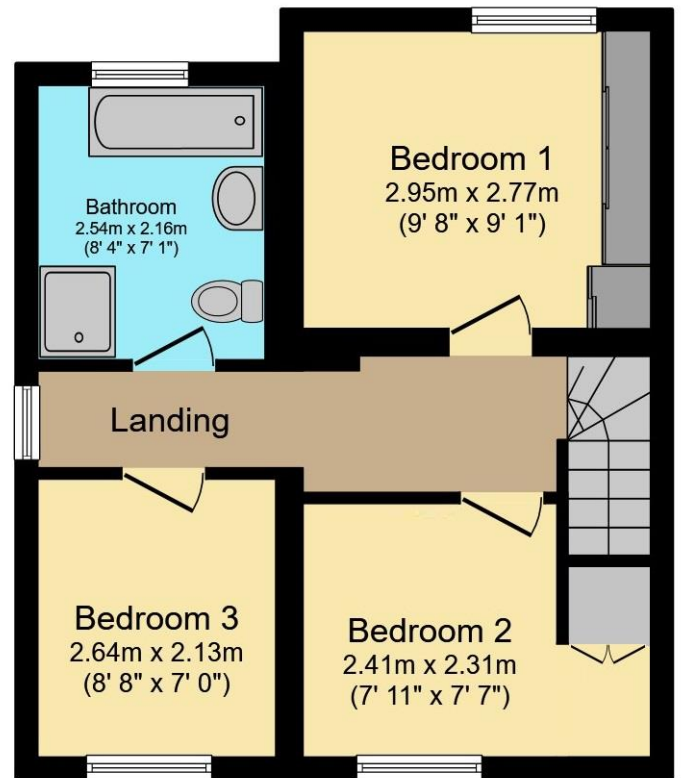


Council Tax

Band C

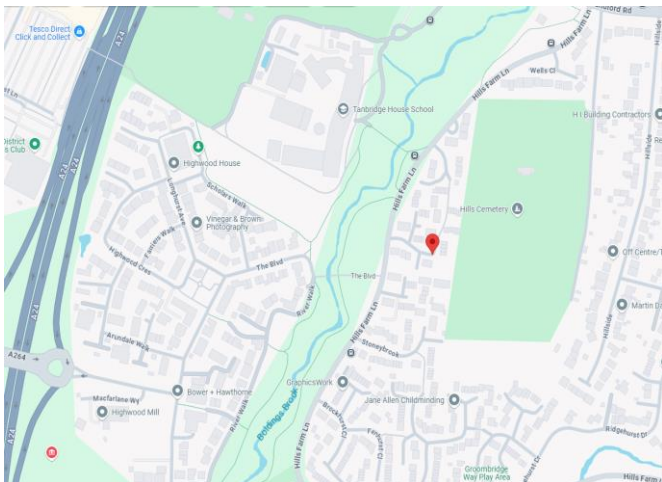


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

833 sq ft / 77 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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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