



**Bennetts Road
Horsham, RH13 5LA**

£425,000

**01403 272022
brocktaylor.co.uk**

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



1



3



1

LOCATION

Situated in a quiet residential area, this property enjoys a prime location within Horsham, offering excellent access to both countryside and town amenities. Horsham town centre is just over a mile away, providing a wide range of shops, restaurants, and entertainment options. The property is ideally located for commuters, with Horsham train station approximately 0.8 miles away, offering direct services to London Victoria, London Bridge, and the South Coast. Local schools, parks, and leisure facilities are all within easy reach, making this an attractive area for families and professionals alike.

PROPERTY

Tenure: Freehold

This well-presented three-bedroom home is ideal for families or professionals seeking comfortable and versatile living space. The property boasts a generous layout, with a bright and airy living room, with a separate dining kitchen area. The kitchen is fully fitted with ample storage, modern units, and space for appliances, providing a practical and dedicated space for cooking and access to the rear garden.

Upstairs, there are two spacious double bedrooms, and a smaller double that would be perfect as a nursery, home office, or guest room. The modern family bathroom is well-appointed with a bath and overhead shower. Neutral décor and large windows throughout the home enhance the sense of light and space, offering a clean and welcoming atmosphere.

One of the key advantages of this property is the potential to extend, subject to planning permission. Whether you're considering a rear extension to create an open-plan kitchen/living space or adding a loft conversion for an additional bedroom or en suite, there is scope to increase both the living space and the property's long-term value. This is a fantastic opportunity to secure a home with room to grow in a highly sought-after location.

OUTSIDE & PARKING

The rear garden is a true highlight of the property - generous in size, low-maintenance, and fully enclosed for privacy and safety. A paved patio area provides the perfect space for outdoor dining or entertaining, while a neat lawn offers room for children to play or for keen gardeners to personalise. Mature shrubs and fencing create a secluded and peaceful environment, ideal for relaxing in the warmer months.

To the front of the property, there is off-street parking available for one vehicle, along with additional on-street parking nearby for visitors. The property also benefits from side access to the garden, offering practical convenience for bin storage, gardening tools, or bicycles. This combination of outdoor space and parking is a valuable asset in such a popular residential area and enhances the home's overall appeal for families and busy professionals alike.





Buses

1 minute walk



Shops

Convenience Store
2 minute walk



Trains

Horsham – 0.6 miles
Littlehaven – 1.8 miles



Airport

Gatwick
12.1 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
0.8 miles



Rental Income

£tbc pcm



Schools

Kingslea Primary
Heron Way Primary
The Forest School
Millais



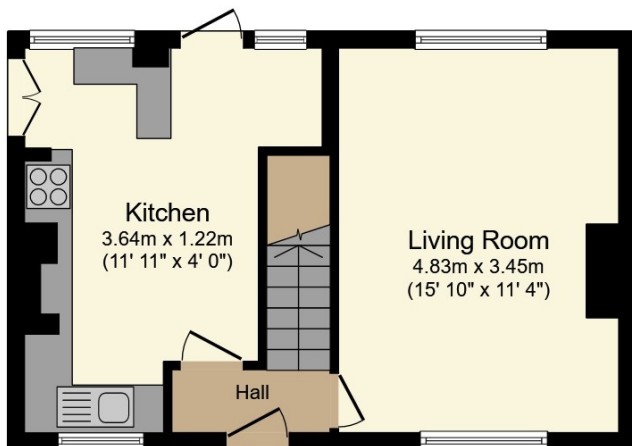
Fibre Broadband

Up to 2000 Mbps

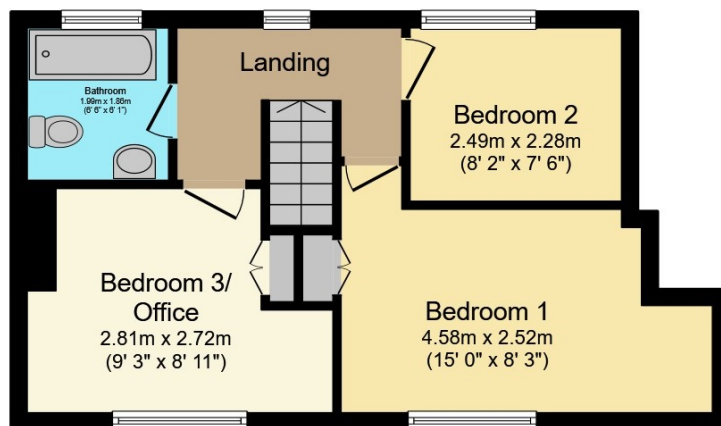


Council Tax

Band C

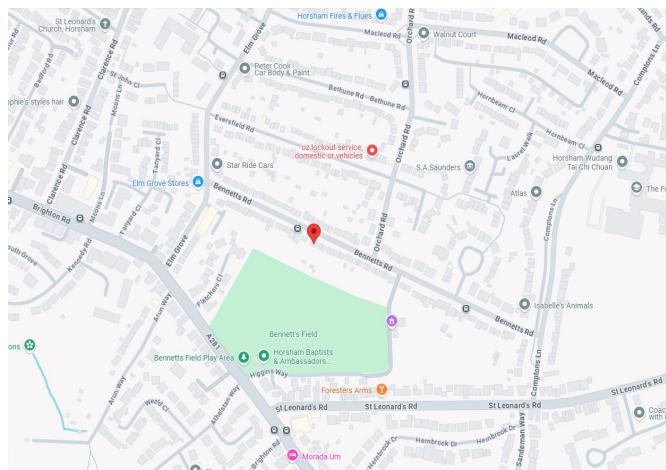


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

796 sq ft / 74 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	68	77
(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

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

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

