



**Pollards Drive
Horsham, RH13 5HH**

£475,000

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

LOCATION

The property is ideally situated on a quiet, family-friendly road in Horsham, just 1 mile from the town centre and mainline station, offering regular services to London Victoria and London Bridge. Kingslea Primary School is only 0.25 miles away, while both Millais School and The Forest School are within 0.5 miles, making the area perfect for families. Horsham Park, local shops, supermarkets, and leisure facilities are all within easy reach. Excellent road links via the A24 and A264 connect to the A23/M23, offering straightforward access to Gatwick Airport, London, and the south coast.

PROPERTY

Tenure: Freehold

This well-proportioned three-bedroom semi-detached home offers an exciting opportunity to modernise and extend (STPP). The ground floor includes a bright living room, a separate kitchen, and a full-width conservatory opening out to the generous rear garden. Upstairs, three double bedrooms and a family bathroom provide excellent space for growing families. The home is structurally sound and full of potential, offering a fantastic canvas for buyers to update and personalise.

OUTSIDE & PARKING

The rear garden is a standout feature - wide, private and mostly laid to lawn, it offers an ideal space for children to play, gardening enthusiasts to enjoy, or for future landscaping projects. There's plenty of space to add a patio, outdoor kitchen, or garden studio if desired. At the front, the block-paved driveway comfortably fits 3-4 vehicles, with additional secure parking available in the integrated garage. Side access also provides easy movement between front and back gardens. The outdoor space, both front and rear, offers superb flexibility for family living and future improvements. Located in a sought-after residential area with excellent schools and transport links, this property is ideal for those looking to add value and settle in a quiet, established neighbourhood.





Buses

5 minute walk



Shops

Lidl
0.4 miles



Trains

Horsham – 10 minute walk
Littlehaven – 1.3 miles



Airport

Gatwick
13.9 miles



Roads

M23
5.8 miles



Sport & Leisure

Pavilions in the Park
15 minute walk



Rental Income

£tbc pcm



Schools

Kingslea Primary
Heron Way Primary
Millais
The Forest School



Fibre Broadband

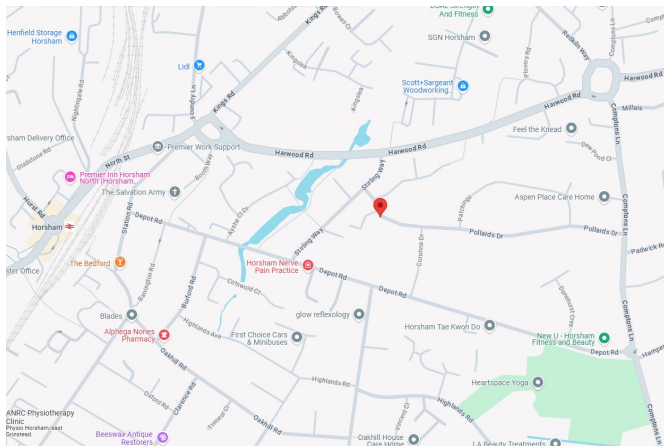
Up to 1800 Mbps



Council Tax

Band D

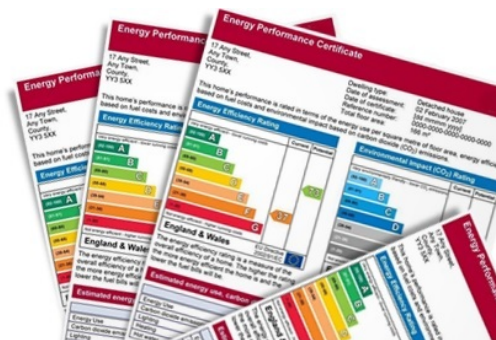
Map Location



Total Approximate Floor Area

Tbc / tbc

EPC Rating



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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