



**Pollards Drive  
Horsham, RH13 5HH**

**Offers In Region Of  
£475,000**

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



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Horsham, RH13 5HH**



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**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 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



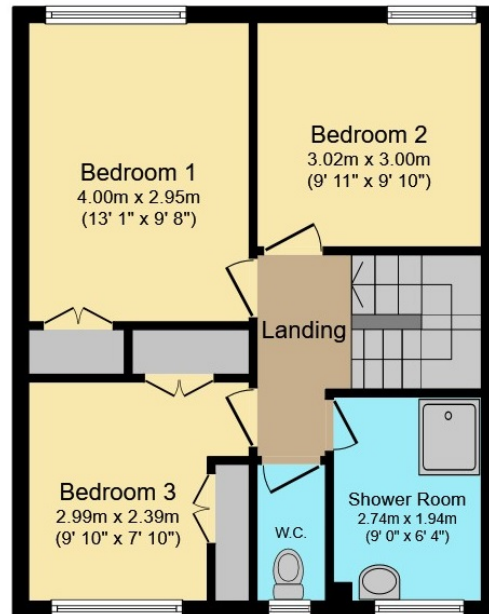
#### Council Tax

Band D



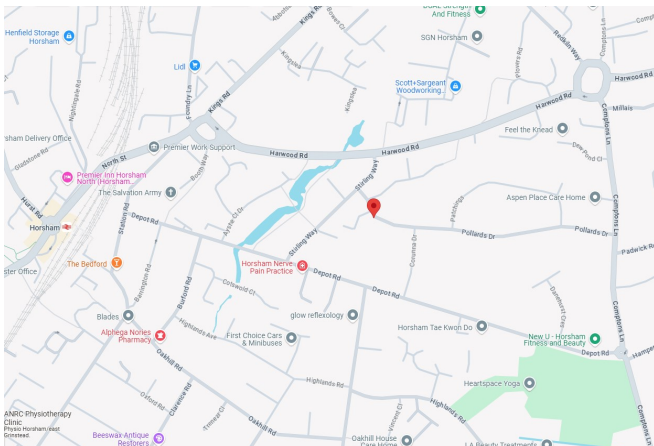


Ground Floor



First Floor

### Map Location



### Total Approximate Floor Area

**Tbc / tbc**

### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	70	78
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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