



**Heath Way
Horsham, RH12 5XN**

**Offers In Excess Of
£525,000**

**01403 272022
brocktaylor.co.uk**

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

Heath Way, Horsham, RH12 5XN



2



4



2

LOCATION

Located in North Horsham, Heath Way is an 0.2 mile walk of North Heath Community Primary School, rated Good by Ofsted. Littlehaven train station is around 0.8 miles away, offering regular services to London and the south coast. Horsham town centre and the mainline station is about 1 mile away - a comfortable walk or short drive. The property benefits from excellent access to local amenities, recreational green spaces, and key commuter links, making it an ideal location for families and professionals.

PROPERTY

This spacious four-bedroom semi-detached home features a striking layout across multiple levels and includes a converted garage on the ground floor offering a double bedroom with en-suite, making it perfect as a ground-floor guest suite, home office, or annexe.

The ground floor offers an inviting entrance hallway, a generous living room, and a generous kitchen/dining space ideal for family life. Doors from the kitchen lead directly to the garden, seamlessly blending indoor and outdoor living.

Upstairs, three further well-sized bedrooms provide

comfortable accommodation, served by a contemporary family bathroom. The entire home is elegantly presented with soothing neutral décor, quality flooring, and plenty of natural light throughout.

A major advantage is the inclusion of off-road parking to the front, adding everyday convenience. Situated in a popular and family-oriented location, this beautifully updated home delivers both practicality and potential in a sought-after Horsham neighbourhood.

OUTSIDE & PARKING

The rear garden is neatly landscaped, featuring a central lawn, paved patio, and established borders, creating a private and low-maintenance space for entertaining or family enjoyment. A detached outbuilding in the garden offers excellent potential to convert into a home office, gym, or playroom (STPP), making it ideal for modern flexible living. To the front, the home offers off-road parking for two vehicles and a well-presented lawned area. The outside space is practical, secure, and complements the overall layout of this versatile family home.





Buses

4-minute walk



Shops

Budgens & Post Office
7-minute walk



Trains

Horsham – 1 mile
Littlehaven – 0.8 miles



Airport

Gatwick
13.7 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park – 1 mile
The Holbrook Club – 0.4 miles



Rental Income

£2,100 pcm



Schools

North Heath Primary
Holbrook Primary
The Forest School
Millais



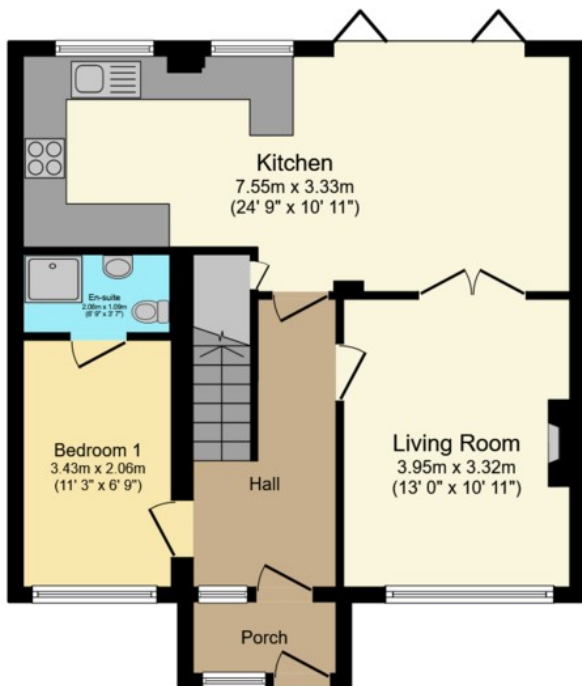
Broadband

Up to 2000 Mbps

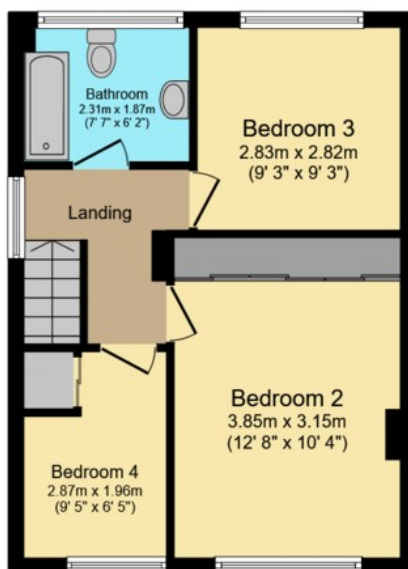


Council Tax

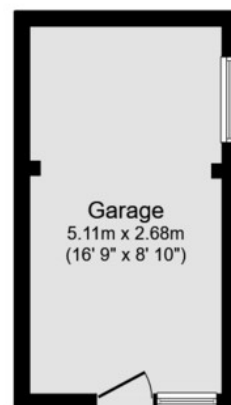
Band D



Ground Floor
Floor area 58.4 sq.m. (628 sq.ft.)

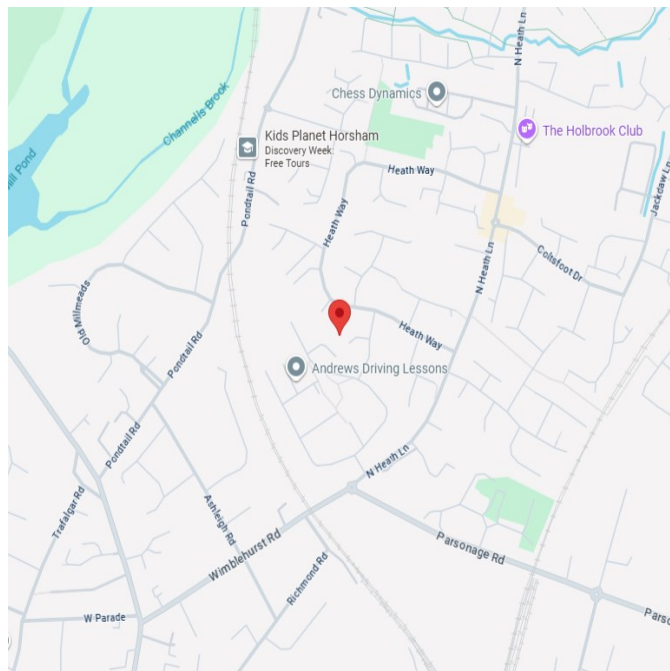


First Floor
Floor area 38.6 sq.m. (416 sq.ft.)



Garage
Floor area 13.7 sq.m.
(147 sq.ft.)

Map Location



Total Approximate Floor Area
1,192 sq ft / 111 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(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

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

