



**Gateford Drive
Horsham, RH12 5FW**

£625,000

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

Gateford Drive, Horsham, RH12 5FW



LOCATION

This detached family home is located towards the end of a small cul de sac in North Horsham, which is just over 2 miles from Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Littlehaven Station is just a short walk away, with a direct line to Gatwick and London Victoria and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door opens into a hall, which has stairs rising to the first floor and doors opening to all ground floor rooms, including the WC and large garage space. The living room is a great size with large windows filling the room with plenty of natural light, and centres

around a feature fireplace and provides plenty of space for entertaining. Large patio doors also lead out to the garden creating an open and inviting space. Beside the living room you will find the kitchen which is filled with floor to ceiling mounted units providing plenty of storage, as well as space for free standing appliances but does feature a built in fridge freezer. The dining room is found at the front side of the property, providing a space to relax and entertain with large windows this room is also flooded with natural light. To the first floor you will find a large family bathroom and four bedrooms with a master bedroom that boasts built in wardrobes and an en suite shower room, the bedrooms 2 and 3 also feature built in wardrobe space. Overall, the property is a fantastic size but still boasts great potential to extended if wanted (STPP).

OUTSIDE

This attractive home is set towards the end of a popular cul de sac, and is set back from the road with a driveway providing off street parking. This leads to the 17'2 x 8'4" garage, which has an up and over door, and offers excellent potential (STPP) to convert into further living space if wanted. The rear garden has a paved patio, perfect for barbecues in the summer months that leads on to an expanse of lawn, ready for a keen gardener to make the most of.





Buses

2 minute walk



Shops

Convenience Store
10 minute walk



Trains

Littlehaven – 5 minute walk
Horsham – 1.7 miles



Airport

Gatwick
10.8 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£tbc pcm



Schools

All Saints CofE Primary
Littlehaven Infant
Bohunt
The Forest School



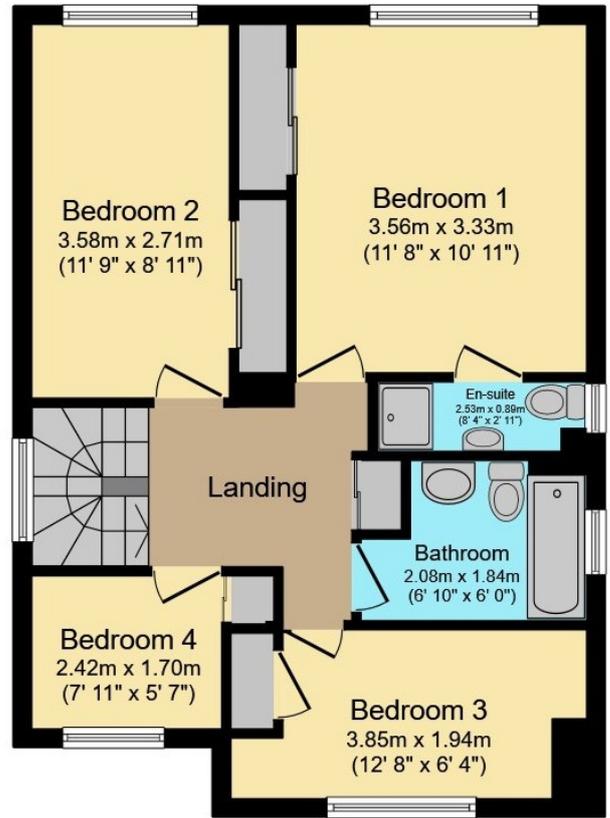
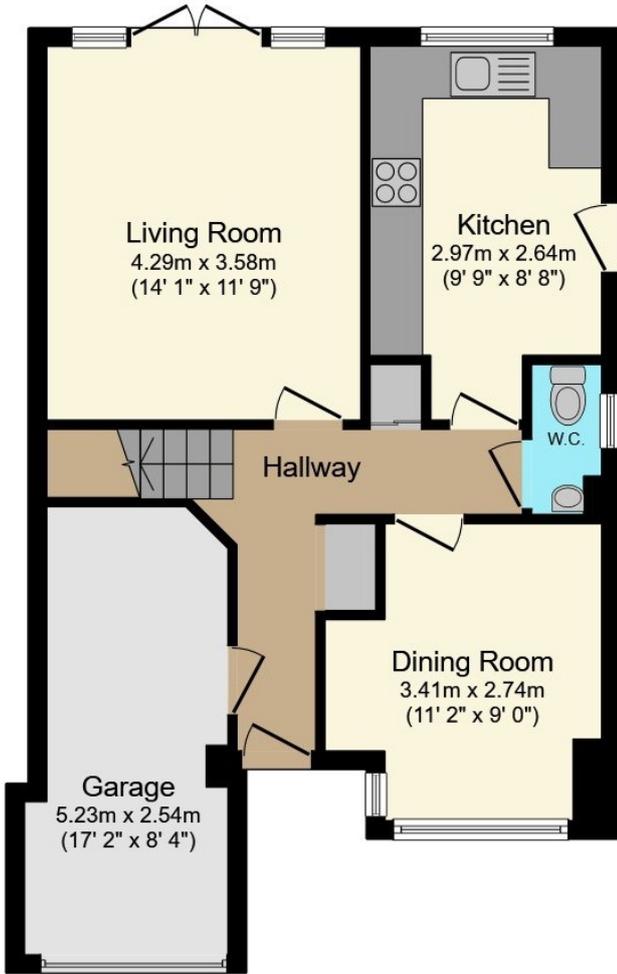
Fibre Broadband

Up to 2000 Mbps



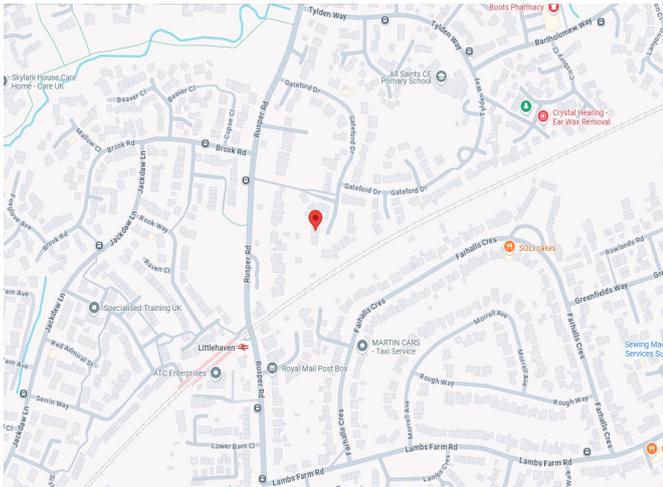
Council Tax

Band F



Map Location

Total Approximate Floor Area
1,213 sq ft / 113 sq m



EPC Rating

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (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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