



**Granary Close  
Horsham, RH12 1PW**

**Offers In Excess Of  
£425,000**

**01403 272022  
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**Residential sales, lettings,  
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## Granary Close, Horsham, RH12 1PW



1



3



2

### LOCATION

This three double bedroom family home is ideally located within approximately 1.5 mile of Horsham's thriving town centre with its wide selection of restaurants, cafes and shops including a John Lewis & Waitrose store. The property is set near a selection of local schools as well as a regular bus route that serves the surrounding area, with the junction of the A24 also less than a mile away.

### 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, which includes the shower room and 3rd bedroom on the ground floor. To the first floor you will find the stylish kitchen is a great size, measuring 16'11 x 7'10 and is fitted with a modern range of floor and wall mounted units, as well as a large breakfast bar making it ideal space for entertaining. Further to this you will find the living room with French doors opening out onto the property's very own balcony space that then leads down to the private and secluded garden space. Completing the accommodation is the top floor, where you will find a large family bathroom and two further bedrooms, both being great sizes with the

master also including built in wardrobes and it's own en suite shower room.

### OUTSIDE

This three storey property is set back from the road with a driveway providing off street parking, which leads to the integral garage. The low maintenance rear garden provides the perfect retreat for anyone that enjoys sitting out and enjoying their garden without having to spend too much time tending to it as it features a large patio space and small lawn area. Another fantastic feature of this property is the up and over balcony leading up to the 1st floor of the house giving flexibility on property layouts and features. It would be the perfect space for barbecues in the summer months and has great views over the vast green spaces to the rear of the property.







#### Buses

2 minute walk



#### Shops

News & Food Store  
8 minute walk



#### Trains

Horsham  
1.6 miles



#### Airport

Gatwick  
13.2 miles



#### Roads

M23  
7.3 miles



#### Sport & Leisure

Pavilions in the Park  
1.5 miles  
The Bridge Leisure Centre  
2.1 miles



#### Rental Income

£tbc pcm



#### Schools

Arunside Primary  
Tanbridge House



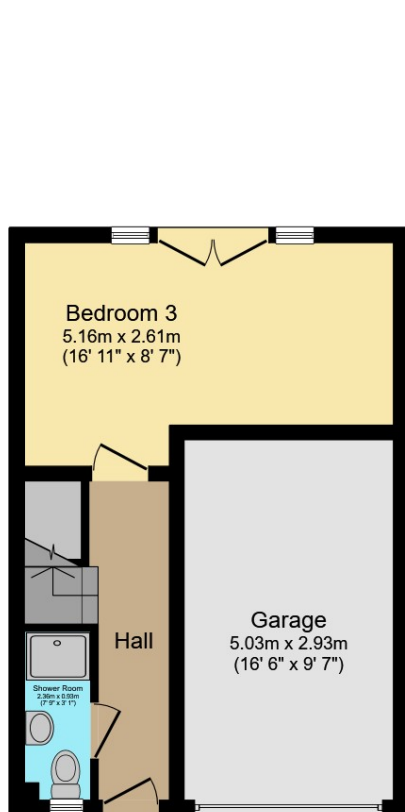
#### Broadband

Up to 1000 Mbps

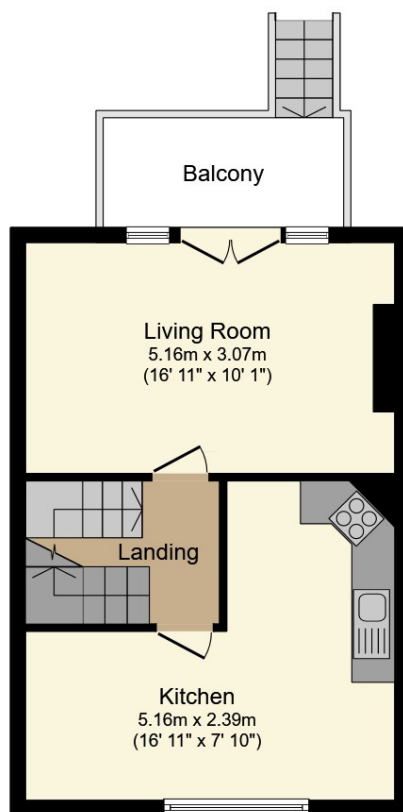


#### Council Tax

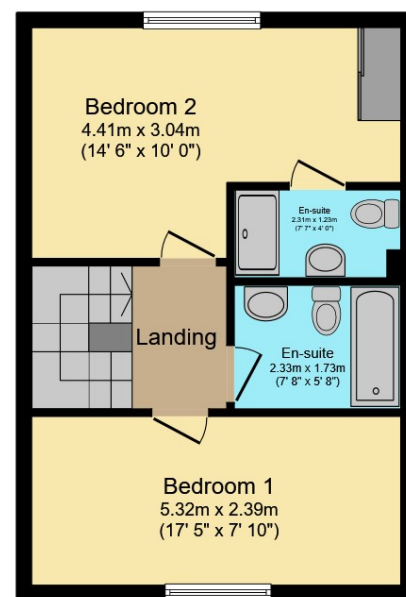
Band D



Ground Floor

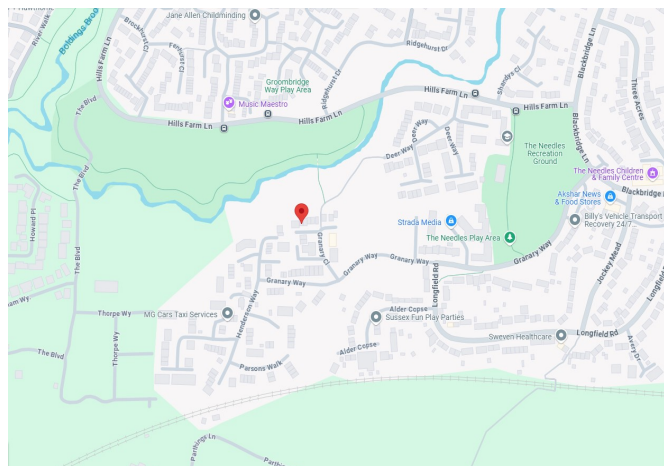


First Floor



Second Floor

## Map Location



## Total Approximate Floor Area

1,297 sq ft / 120.5 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		71	84

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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