



**Shepherds Way
Horsham, RH12 4LS**

£475,000

**01403 272022
brocktaylor.co.uk**

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

Shepherds Way, Horsham, RH12 4LS

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LOCATION

Situated in a quiet and sought-after residential area, this two-bedroom bungalow offers a perfect blend of suburban tranquillity and convenient access to central Horsham. Just a short drive or bus ride from the town centre, residents enjoy a variety of shopping, dining, and entertainment options, alongside well-regarded schools and healthcare facilities. Public transport is excellent, with regular bus services and Littlehaven train station nearby, providing direct links to London Victoria and the south coast. There are beautiful parks, countryside walks, and leisure amenities close at hand, making this a desirable location for both professionals and downsizers seeking lifestyle and convenience in equal measure.

PROPERTY

Tenure: Freehold

This beautifully presented two-bedroom home has been thoughtfully modernised and finished to an exceptional standard throughout. The heart of the home is a stunning open-plan kitchen and living area, bathed in natural light and perfect for both entertaining and relaxing. The fully fitted kitchen features high-spec appliances, sleek cabinetry, and ample workspace, effortlessly flowing into the lounge area. The property boasts two bedrooms, including a generous double room and a second bedroom with direct access to the private rear garden – ideal as a guest room, study, or peaceful retreat. The contemporary bathroom is stylishly appointed with high-quality fixtures and a clean, modern design.

One of the home's standout features is its potential. With a large rear garden offering plenty of room to extend (subject to planning permission), the property presents an excellent opportunity for buyers looking to grow their living space in the future. Designed with modern lifestyles in mind, this property offers a practical layout while maintaining a warm and welcoming atmosphere. Ideal for first-time buyers, professionals, or those looking to downsize without compromising on quality or potential.

OUTSIDE AND PARKING

Enjoy outdoor living in the south-facing rear garden – a private, sun-soaked space perfect for al fresco dining, relaxing, or gardening. There's a garage providing secure storage or parking, as well as an additional off-street parking space at the front. Low-maintenance landscaping makes the garden practical year-round, with fenced boundaries for privacy. The property's exterior is smart and well-maintained, complementing the modern interior finish.

NOTE

Pursuant to the 1979 Estate Agency Act, an employee of Brock Taylor has a beneficial interest in the sale of this property.





Buses

2 minute walk



Shops

Tesco Express
5 minute walk



Trains

Littlehaven – 0.7 miles
Horsham – 1.7 miles



Airport

Gatwick
10.2 miles



Roads

M23
5.5 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£1,650 pcm



Schools

St Robert Southwell
Littlehaven Infant
Bohunt
The Forest School



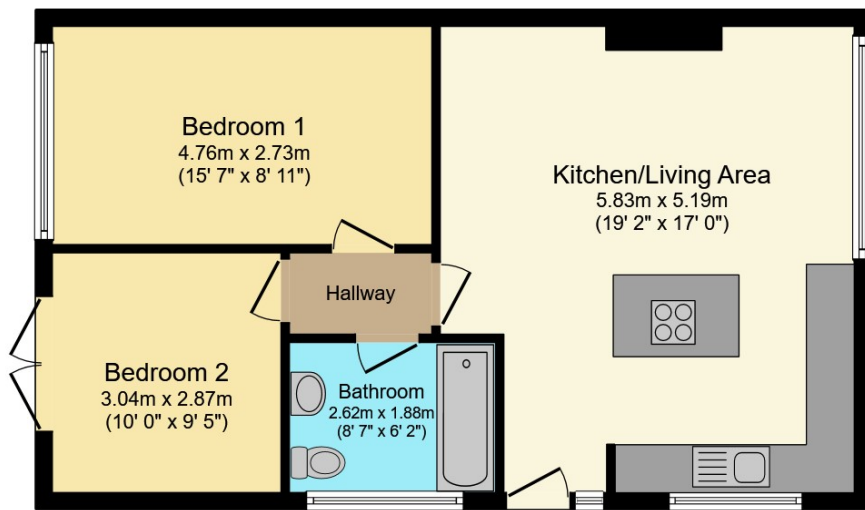
Fibre Broadband

Up to 900 Mbps

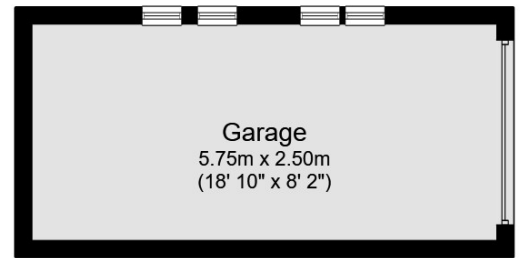


Council Tax

Band C

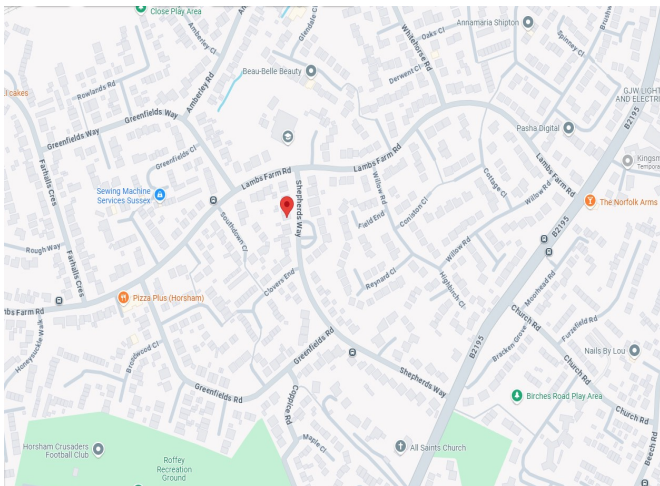


Floor Plan



Garage

Map Location



Total Approximate Floor Area

801 sq ft / 74 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(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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