



**Hillside  
Horsham, RH12 1NG**

**Offers Over  
£1,000,000**

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### THE LOCATION

The property is set in a highly desirable residential cul-de-sac on the sought-after west side of Horsham, just a short distance from the outstanding-rated Tanbridge House School. The property is well-positioned for easy access to Horsham's thriving town centre, which boasts a wealth of bars, coffee shops and restaurants and a twice-weekly market. The town offers a large selection of shopping facilities, from independent retailers, to major High Street chains, including Oliver Bonas & John Lewis. Horsham also offers a wide range of leisure facilities, that includes an Everyman Cinema, The Capitol Theatre and the picturesque Horsham Park. There are a choice of gyms within close proximity of the property, including The Pavilions & The Bridge in Broadbridge Heath, that is set adjacent to a Tesco Extra Supermarket. Horsham Station is just under 1.5 miles away, providing a direct service to London Victoria (55 mins).

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property provides extensive accommodation, arranged across three floors, that offers scope for improvement and further enlargement (STPP). The ground floor features a spacious hallway, with cloakroom, with polished parquet flooring, that continues into the reception rooms. The large living room includes an open fireplace and bay window, with an adjacent study area, while the dining room is situated on the opposite side of the hall and also benefits from a front-facing bay window. The ground floor also offers a large kitchen/diner, that is equipped with a basic range of

floor and wall mounted units, and a separate utility room. The first floor features four double bedrooms, two of which have en suite facilities, in addition to a family bathroom. On the top floor, there are two further large double bedrooms and access to a useful eaves storage area.

### GARDENS & PARKING

The property features extensive grounds, extending to approximately 0.4 acres, predominantly set to the front, rear and side of the house. The property is currently approached to the side of the property, where there is an extensive brick paviour driveway, with parking for multiple vehicles, which leads to a substantial 4 car garage, with a partially converted loft room. The front of the house is mainly lawned, although would benefit from a pathway to the front of the property, to create a stunning visual approach to this imposing building. To the rear there is a sheltered patio, set to the rear of the kitchen, that leads out into a large lawn, with mature flower and shrub borders, an additional patio, ornamental pond and an additional rear section of garden, currently left in a natural state, that could be left to continue as an area of wilding or cut back to be a more formal garden.







#### Buses

6 minute walk



#### Shops

Co-op Food  
0.6 miles



#### Trains

Horsham – 1.5 miles  
Littlehaven – 2.7 miles



#### Airport

Gatwick  
16.4 miles



#### Roads

M23  
7.7 miles



#### Sport & Leisure

The Bridge Leisure Centre  
1 miles  
Pavilions in the Park  
1.4 miles



#### Rental Income

£tbc pcm



#### Schools

Arunside Primary  
St John's Catholic Primary  
Tanbridge House



#### Broadband

Up to tbc Mbps

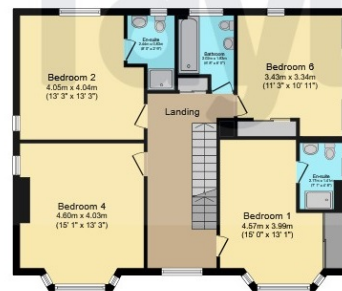
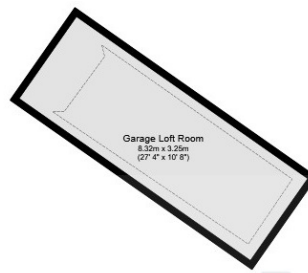


#### Council Tax

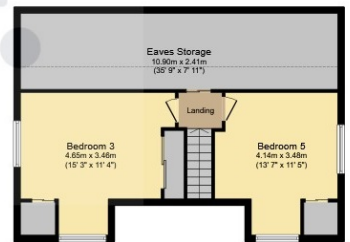
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Ground Floor

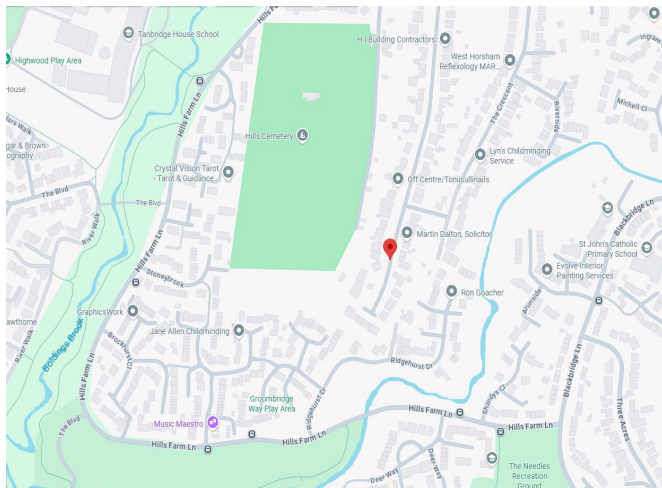


First Floor



Second Floor

## Map Location



Total Approximate Floor Area  
**3,965 sq ft / 368 sq m**

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	70	77

Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
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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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