



**Park Farm Close  
Horsham, RH12 5EU**

**£400,000**

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

#### LOCATION

Situated in a quiet, family-friendly cul-de-sac just minutes from the centre of Horsham, this home offers exceptional convenience without compromising on tranquillity. Nearby you'll find a range of local amenities including supermarkets, cafes, and independent shops. For families, the property is ideally located within close proximity to well-regarded schools. Horsham town centre and the mainline train station – with direct routes to London and the South Coast – are both within easy reach. Scenic walking trails and parks are also nearby, offering a perfect balance of suburban comfort and countryside charm.

#### PROPERTY

Tenure: Freehold

This well-presented two-bedroom home is full of thoughtful upgrades and flexible living space. The ground floor features a welcoming lounge, a modern fitted kitchen with integrated appliances, and a downstairs WC. A bright conservatory with underfloor heating provides year-round comfort and opens onto the rear garden, making it a perfect second living or dining area. Upstairs are two well-proportioned bedrooms and a stylish family bathroom.

#### OUTSIDE & PARKING

The property enjoys a peaceful cul-de-sac setting and offers excellent outdoor and parking facilities. A private driveway accommodates multiple vehicles, complemented by a detached garage accessible from the garden. At the rear of the garage is a fully converted office-ideal for remote work or creative pursuits-complete with electricity and insulation for year-round use. The landscaped rear garden is fully enclosed, offering a low-maintenance mix of patio and lawn, perfect for entertaining or relaxing. With minimal through-traffic and a friendly neighbourhood atmosphere, the setting offers both privacy and a sense of community in a highly sought-after area of Horsham.







#### Buses

4 minute walk



#### Shops

Budgens  
1 mile



#### Trains

Littlehaven – 1.2 miles  
Horsham – 1.9 miles



#### Airport

Gatwick  
11.2 miles



#### Roads

M23  
6.5 miles



#### Sport & Leisure

The Holbrook Club  
1 mile  
Pavilions in the Park  
1.9 miles



#### Rental Income

£tbc pcm



#### Schools

Holbrook Primary  
Bohunt  
The Forest School



#### Fibre Broadband

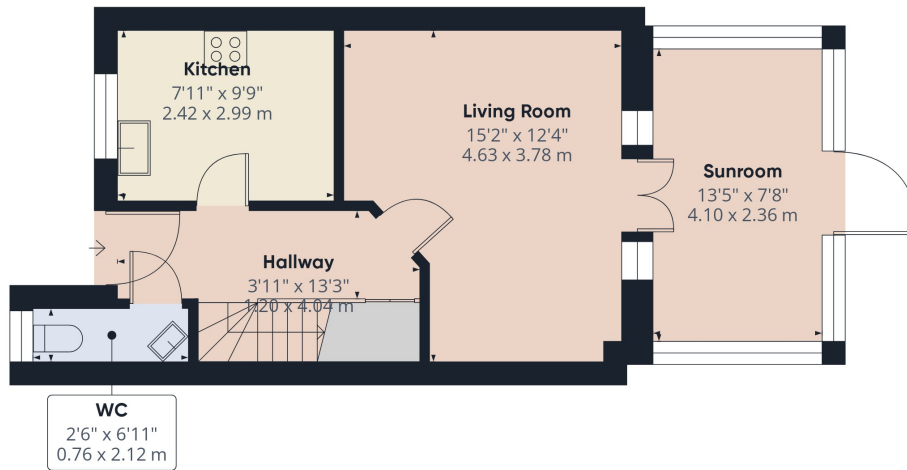
Up to 500 Mbps



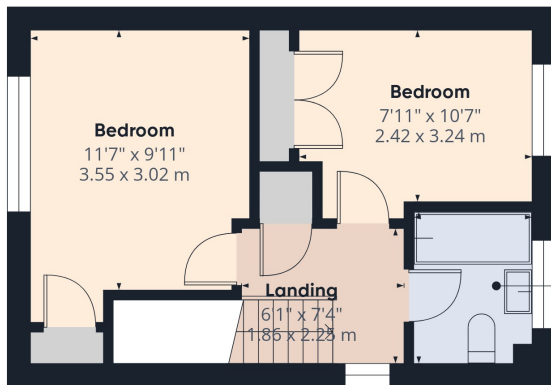
#### Council Tax

Band D

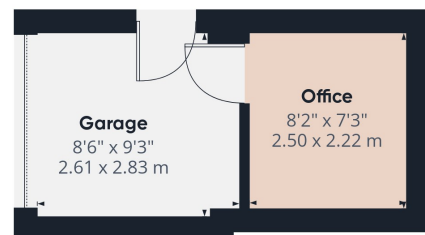




Ground Floor Building 1

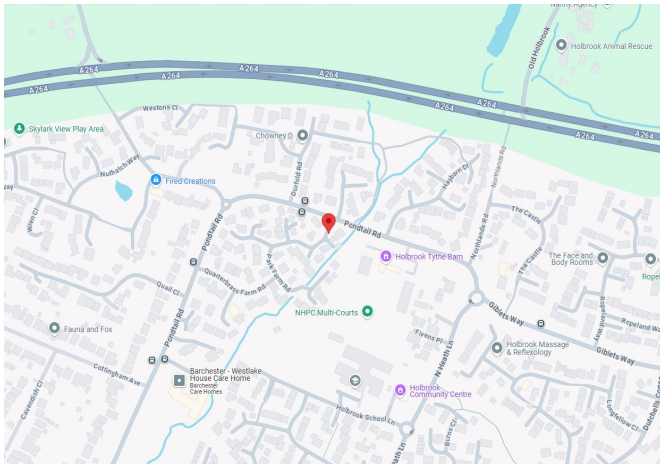


Floor 1 Building 1



Ground Floor Building 2

## Map Location



## Total Approximate Floor Area

**Tbc / tbc**

## 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	

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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