



**Sycamore Avenue
Horsham, RH12 4TP**

£380,000

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

LOCATION

Located in the popular area of North Horsham, this property benefits from a peaceful, family-friendly setting while remaining within easy reach of excellent local amenities. Littlehaven Station is approximately 1 mile away, providing direct links to London and the South Coast. The property is also conveniently positioned for access to a number of schools, including Leechpool, The Forest School, Millais and Bohunt. Horsham town centre is a short drive or bus ride away, offering a wide range of shops, cafes, restaurants, and leisure facilities. Access to the A264 and A24 is convenient, providing excellent connections for commuters.

PROPERTY

Tenure: Freehold

This well-presented three-bedroom terraced house offers spacious, versatile living ideal for growing families or first-time buyers. The ground floor features a generous lounge with large windows that flood the space with natural light, leading through to a separate, modern kitchen/diner with ample storage and workspace. Upstairs, you'll find two double bedrooms and a comfortable single, alongside a contemporary family bathroom.

The property further benefits from a garage, off-street parking, and solar panels, providing energy efficiency and reduced running costs. With a neutral décor throughout, this home is ready for you to move straight in and make it your own.

OUTSIDE & PARKING

The west-facing garden is mainly laid to lawn with established borders, ideal for enjoying the sunshine throughout the day. A rear gate allows access out to the residents' parking area where you will find the property's garage en bloc with space to park in front and an up and over door. The addition of solar panels enhances the home's energy efficiency and appeal.





Buses

7 minute walk



Shops

Sainsbury's Local
10 minute walk



Trains

Littlehaven – 1 mile
Horsham – 1.8 miles



Airport

Gatwick
10.2 miles



Roads

M23
4.7 miles



Sport & Leisure

Pavilions in the Park
2 miles



Rental Income

£1,800 pcm
Rental Yield – 5.7%



Schools

Leechpool Primary
Bohunt
The Forest School
Millais



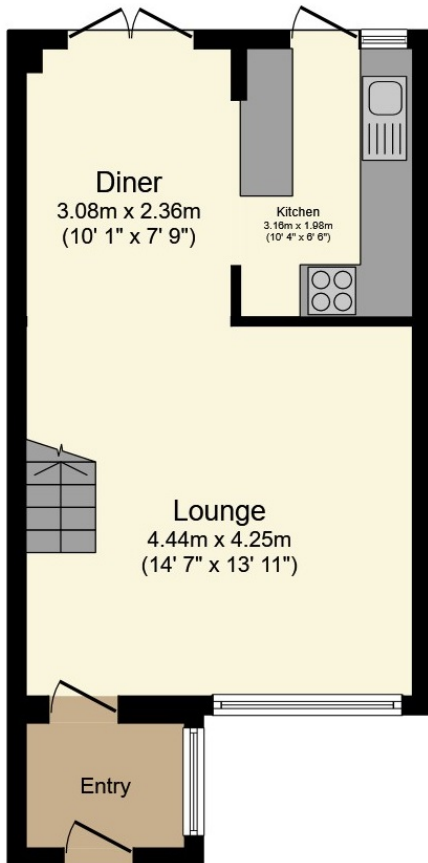
Broadband

Up to 2000 Mbps

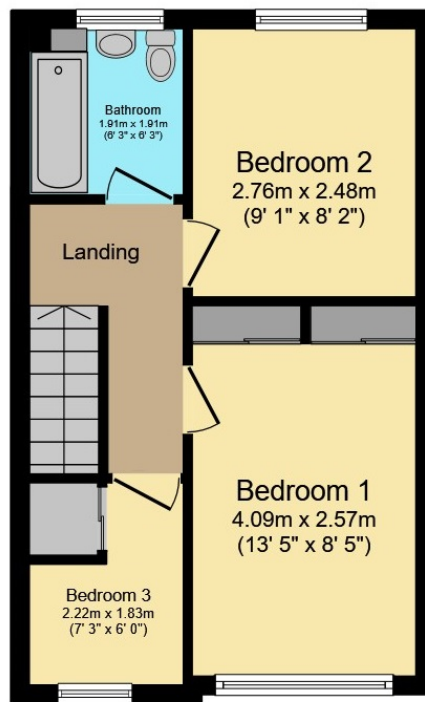


Council Tax

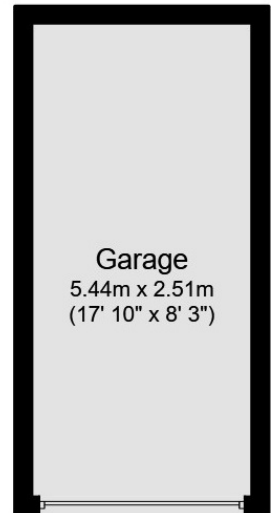
Band C



Ground Floor

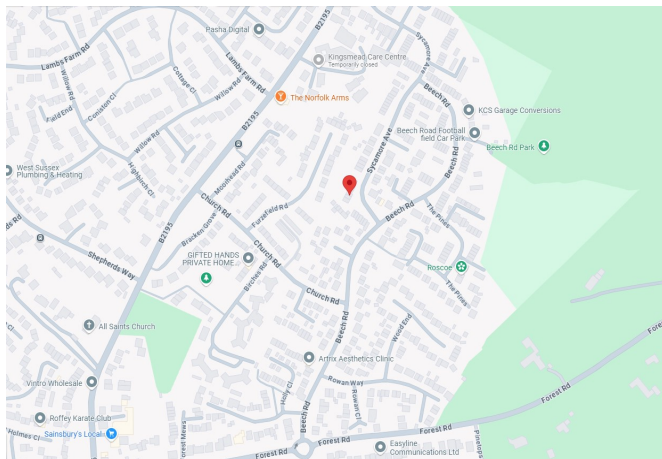


First Floor



Garage


Map Location



Total Approximate Floor Area

893 sq ft / 83 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(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	

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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