



**Ropeland Way  
Horsham, RH12 5NY**

**£330,000**

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



#### THE LOCATION

The property is set within a small cul-de-sac on the Northern edge of Horsham, just a short walk from Littlehaven Station, which provides a direct service to London Victoria in around an hour. The house is also conveniently positioned within easy access of The Sussex Barn pub and local shops, at Coltsfoot Drive, that offers a Budgens, takeaway restaurant(s) and a chemist. Horsham's vibrant town centre is either a short drive, bus ride, or single stop on the railway away and features an extensive range of bars, shops and restaurants, an Everyman Cinema and The Capitol Theatre. The Holbrook Club, offering a wide selection of leisure facilities, is a sports and social club with a gym, bar and regular social events is also less than a mile away.

#### ACCOMMODATION SUMMARY

Tenure: Freehold

The property provides good-sized accommodation, arranged over two floors, with an entrance porch that leads into a spacious living room, with ample space for a sofa and chairs. This leads to a kitchen/diner, equipped with a serviceable range of floor and wall mounted units, with space for appliances and a good range of work surfaces, that also offers ample space for a table and chairs. The first floor

features, two double bedrooms, with double glazed windows, a separate shower room, and access to a loft space.

#### GARDENS & PARKING

The property benefits from two separate allocated parking spaces, with one directly to the front of the house and the second a short walk, but still within the cul-de-sac. To the front there is an area of paved front garden, ideal for pot plants, and a raised front step. The rear garden is low-maintenance and laid to paving with raised planters. A central walkway leads through a trellis and a mature Pyracantha, partially dividing the space. At the far end, a concealed section houses a timber storage shed and benefits from gated rear access - ideal for storing either a motorcycle or bike.







#### Buses

4 minute walk



#### Shops

Coltsfoot Drive  
0.8 miles



#### Trains

Littlehaven – 0.6 miles  
Horsham – 1.8 miles



#### Airport

Gatwick  
10.7 miles



#### Roads

M23  
6.1 miles



#### Sport & Leisure

The Holbrook Club  
0.7 miles



#### Rental Income

£tbc pcm



#### Schools

Holbrook Primary  
The Forest School  
Bohunt



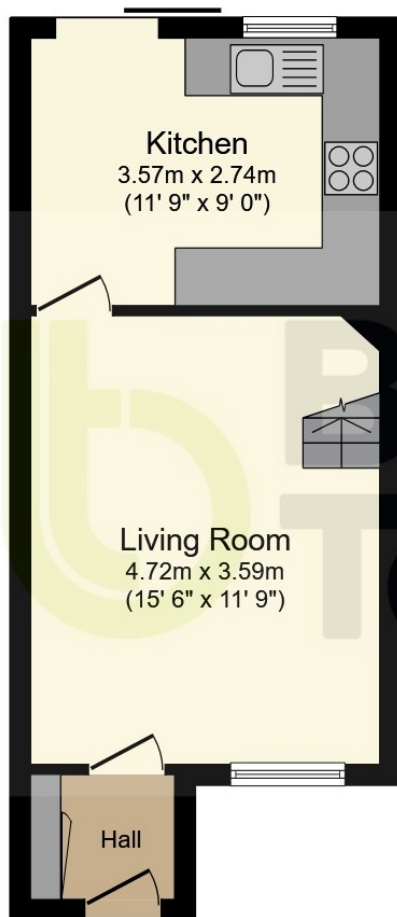
#### Broadband

Up to 2000 Mbps

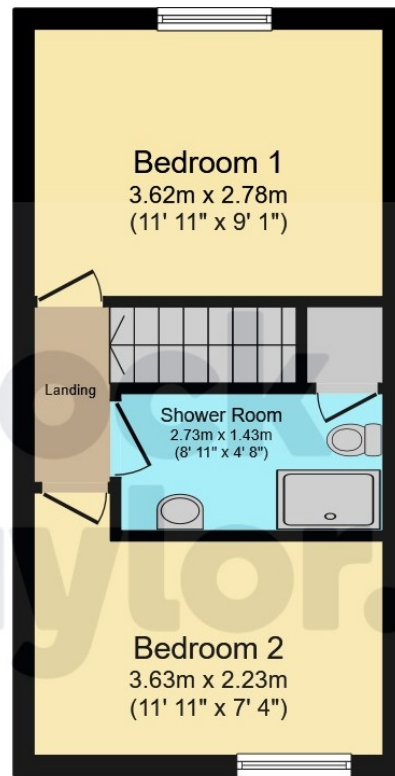


#### Council Tax

Band C

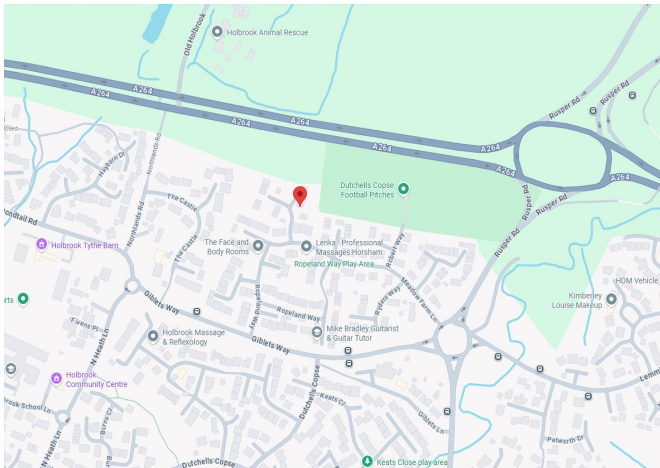


Ground Floor



First Floor

#### Map Location



#### Total Approximate Floor Area

**612 sq.ft. / 56.8 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 |           |

Viewing arrangements by appointment through Brock Taylor

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**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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