



**Oakleigh Road  
Horsham, RH12 4JG**

**£425,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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





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#### LOCATION

This superb property is set in a highly convenient position, only a few minutes' walk from Littlehaven mainline station. The property is also well located within a short walk of a number of convenience stores, with the picturesque countryside of Rusper either a short drive or cycle ride further north. The property further benefits from being set on local bus routes and is only a short drive from the A264 that connects to major road networks, including the A23/M23 and in turn Gatwick Airport. The historic market town of Horsham is only a mile away and provides a comprehensive range of shops, The Capitol theatre, numerous sports and recreational facilities and a mainline train service to both London Bridge & Victoria in under an hour.

#### PROPERTY

Tenure: Freehold

Situated in a sought-after location, this well-presented 3-bedroom end-of-terrace property offers generous living space throughout and is ideal for families or first-time buyers. The home features two well-proportioned double bedrooms and a third smaller room which is still large enough for a double but could be perfect as a child's room

or home office. The spacious modern kitchen provides ample workspace and room for appliances, making it both practical and stylish. At the heart of the home is a bright and airy living room, measuring an impressive 15'9 x 11'3, flooded with natural light – perfect for relaxing or entertaining. To the rear, a large conservatory extends the living and kitchen space, measuring 23'6 x 8'11, and offers versatile use for either a large dining room area or even extending living space out further. The property also features a family bathroom with a shower over the bath. Presented in good condition throughout, this property is ready to move into and offers a fantastic opportunity to make a comfortable and inviting home your own.

#### OUTSIDE

Step outside to a spacious, low-maintenance garden designed for effortless outdoor living. With a generously sized patio, perfect for entertaining, dining, or simply relaxing in the open air. A standout feature of the garden is the large, well-built shed measuring 15'11 x 8'1 - ideal for storage, a workshop, or even a home gym.







#### Buses

5 minute walk



#### Shops

Co-op Food  
5 minute walk



#### Trains

Littlehaven – 0.4 miles  
Horsham – 1 mile



#### Airport

Gatwick  
10.9 miles



#### Roads

M23  
4.9 miles



#### Sport & Leisure

Pavilions in the Park  
1.2 miles



#### Rental Income

£2,100 pcm



#### Schools

Littlehaven Infant  
Northolmes Junior  
The Forest School  
Millais



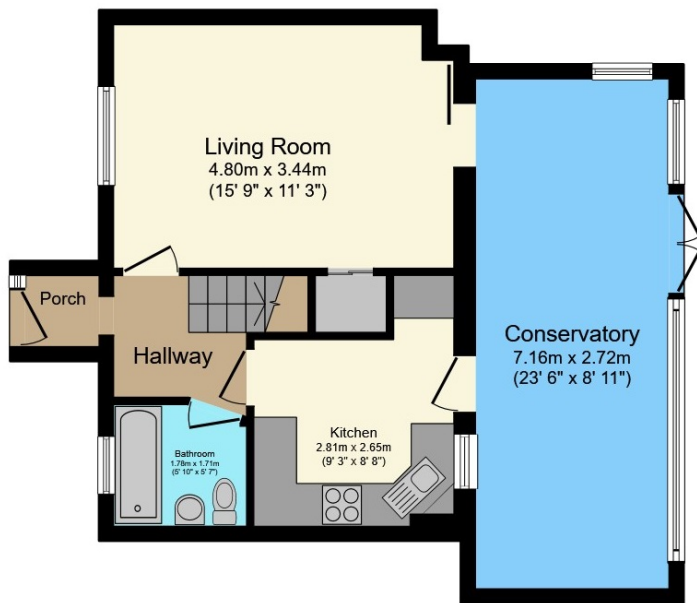
#### Broadband

Up to tbc Mbps

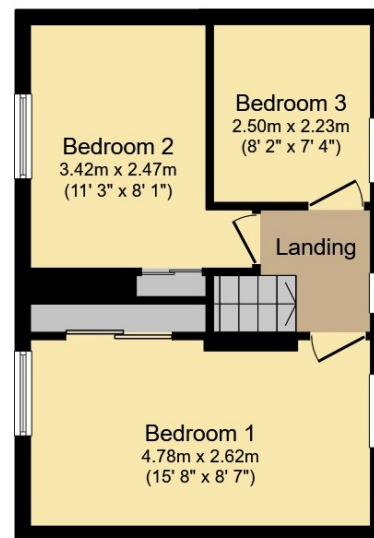


#### Council Tax

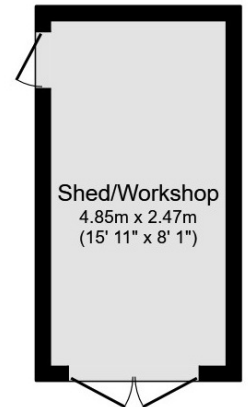
Band C



Ground Floor

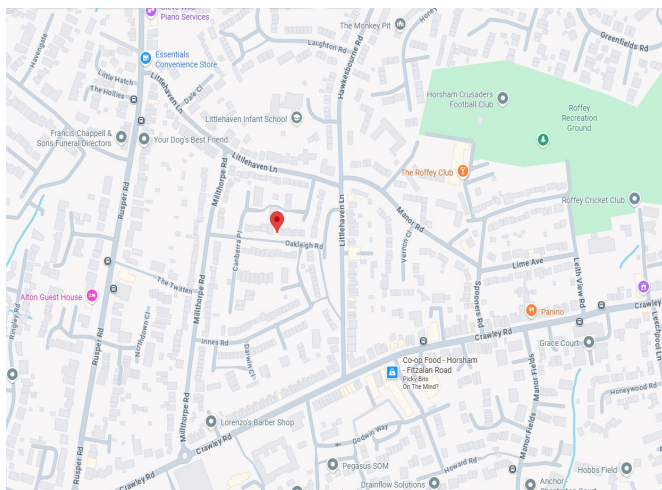


First Floor



Garage

## Map Location



## Total Approximate Floor Area

**1,094 sq.ft. / 101.7 sq.m.**

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	78
(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

**01403 272022**  
[horshamsales@brocktaylor.co.uk](mailto: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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