



**Comptons Lane
Horsham, RH13 6DA**

**Offers Over
£700,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Compton's Lane is a highly desirable location, popular with families and downsizers alike, thanks to its peaceful surroundings and proximity to excellent local amenities. The property sits within easy reach of well-regarded schools, making it ideal for those seeking access to top catchment areas. Horsham town centre is just a short drive or walk away, offering a wide range of shops, cafés, restaurants, and leisure facilities. For commuters, the mainline station provides regular services to London and the South Coast, while the nearby A24 and M23 offer excellent road links. The area also benefits from beautiful parks and countryside walks.

PROPERTY

Compton's Lane presents a rare and exciting opportunity to acquire a spacious two-bedroom detached bungalow with huge development potential, set on a generous third-of-an-acre plot in one of Horsham's most sought-after residential roads. The existing accommodation is well maintained and offers comfortable, single-level living. It comprises a bright and spacious dual-aspect lounge, a separate kitchen, two double bedrooms, and a family bathroom. There is also a conservatory to the rear, offering additional living space and

views over the expansive garden.

The layout lends itself perfectly to reconfiguration or extension, subject to the usual planning permissions. The generous plot size and position offer scope to significantly enlarge or redevelop, making this an ideal opportunity for those looking to create their dream home or undertake a rewarding project in a prime location. The bungalow is well set back from the road, offering privacy and a wide frontage. Whether you're looking to downsize into something more manageable, or build a substantial family residence, Compton's Lane offers a truly flexible canvas to work from.

OUTSIDE & PARKING

The property sits on an impressive 0.33-acre plot, with a mature and private garden filled with fruit trees and well-kept lawns. The outdoor space offers a real sense of tranquillity and seclusion, perfect for enjoying summer days or planning future landscaping projects. To the front, a large driveway provides parking for multiple vehicles, and there is a garage offering further storage or workshop potential. The sheer size of the plot opens up numerous possibilities for further development, outdoor entertaining, or even a garden office or studio-subject to consents. A unique opportunity with endless scope.





Buses

4 mins walk



Shops

Co-Op – 7 min walk
Lidl – 15 min walk



Trains

Horsham – 0.9 miles
Littlehaven – 0.8 miles



Airport

Gatwick
11 miles



Roads

M23
5.8 miles



Sport & Leisure

Dual Strength & Fitness – 7 min walk
Pavilions in the Park – 1.1 miles
The Gym Group – 1.6 miles



Rental Income

£tbc pcm



Schools

Littlehaven Infant School
Kingslea Primary
The Forest School
Millais



Broadband

Up to 600 Mbps



Council Tax

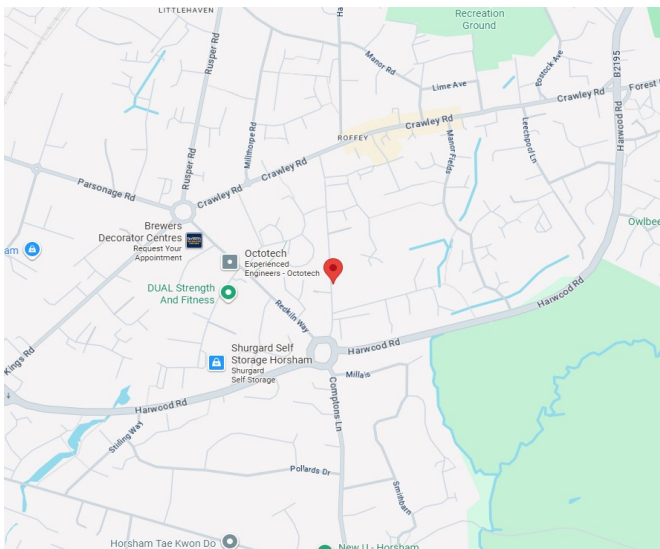
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TOTAL: 1311 sq. ft, 122 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Map Location



Total Approximate Floor Area

122 sq m / 1311 sq ft

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(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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