



**Denne Road  
Horsham, RH12 1JE**

**£475,000**

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





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#### THE LOCATION

The property is set in an ultra-convenient location, within a minutes walk of East Street, that offers a wide range of bars, coffee shops and eateries. The buzzing town centre also hosts twice weekly markets, an extensive range of shops, from major High Street retailers, including John Lewis & Oliver Bonas, to a wide range of independent retailers. The town also offers a number of leisure facilities, including an Everyman Cinema, The Capitol Theatre, the picturesque Horsham Park and The Pavilions Pool & Leisure centre. Horsham station is also a short walk from the house, and offers a direct service to London Victoria (55 mins). St Mary's CofE Primary School, is only a few minutes walk of the house, with both Millais & The Forest School also being within easy walking distance.

#### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers spacious accommodation, arranged across three floors, approached through an entrance hall that features herringbone oak flooring and leads into a sitting room, with bay window and a stunning feature fireplace, with a marble surround. The dining room, which also benefits from herringbone oak flooring, features a log

burner stove and leads into the modern fitted kitchen, equipped with a range of Shaker style units. On the first floor, there are two double bedrooms, that both feature period fireplaces and sash windows and a spacious modern white bathroom suite. The top floor is approached from the first floor landing and boasts a spacious double bedroom, with access to two separate areas of eaves storage.

#### GARDENS & PARKING

The property is set in an ultra-convenient position, within the town centre, and offers a walled front garden, with walkway leading to the sheltered entrance porch. To the rear there is an attractive, Southern aspect enclosed rear garden, with raised planters, planted with a combination of mature shrubs, vegetables and fruit trees. The garden is laid to brick paving, with an external brick store & gardener's WC, with fencing to both sides and gated rear access that also leads to a rear pathway, that houses space for a bike store. To the front of the property there are a number of parking bays, available for resident's, with permits.







#### Buses

2 minute walk



#### Shops

Town Centre  
Location



#### Trains

Horsham – 0.5 miles  
Littlehaven – 1.7 miles



#### Airport

Gatwick  
14.2 miles



#### Roads

M23  
6.7 miles



#### Sport & Leisure

Pavilions in the Park  
0.5 miles



#### Rental Income

£1,800 pcm



#### Schools

St Mary's CoFE Primary  
The Forest School  
Millais



#### Broadband

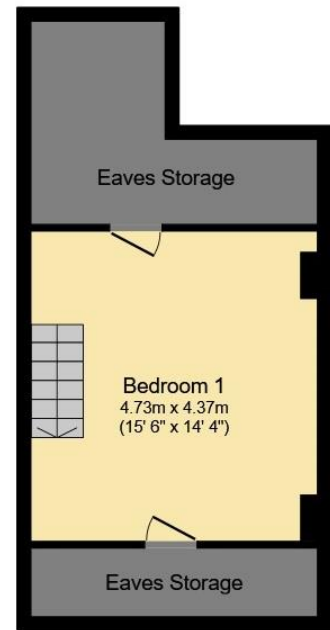
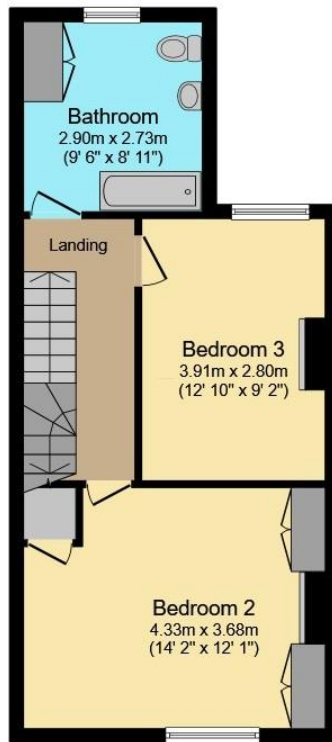
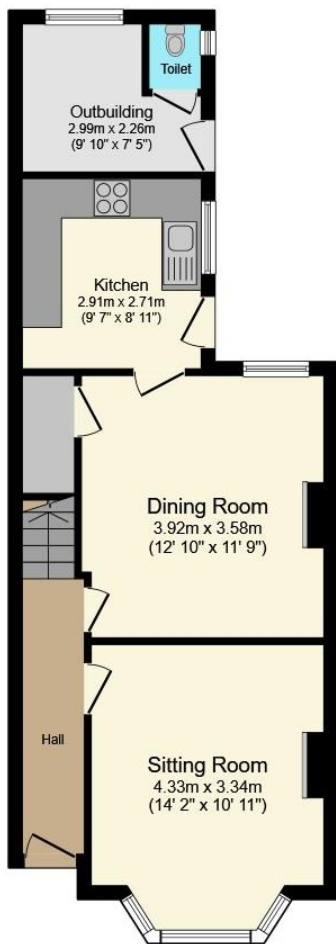
Up to tbc Mbps



#### Council Tax

Band D



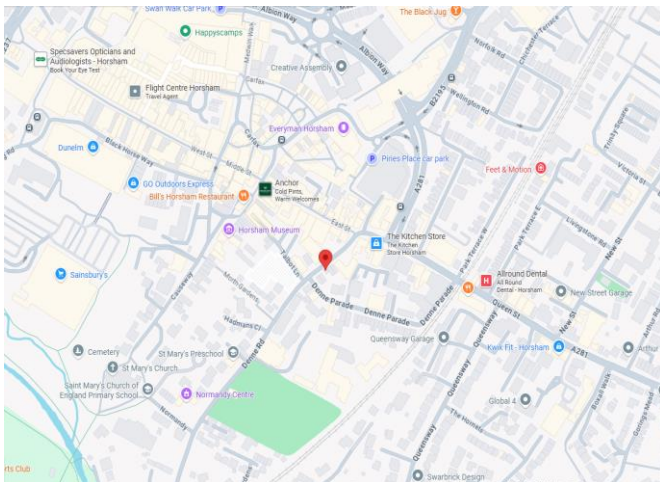


Ground Floor

First Floor

Second Floor

## Map Location



## Total Approximate Floor Area

**1,257 sq.ft. / 116.8 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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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2-6 East Street, Horsham, West Sussex, RH12 1HL

