



**White Hart Court
Horsham, RH12 2DG**

£425,000

**01403 272022
brocktaylor.co.uk**

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

White Hart Court, Horsham, RH12 2DG

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LOCATION

This attractive property is located on the ever popular west side of Horsham, only a short distance from Horsham town centre, main line station with easy links to London and the fantastic Horsham park with Pavilion Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a John Lewis and Waitrose store. This ideal location means this semi-detached house is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

PROPERTY

Tenure: Freehold

Located in a desirable residential area, this well-presented three-bedroom semi-detached property offers spacious and versatile living ideal for families or first time buyers. On the ground floor, the property features a separate kitchen with wall and floor mounted units and plenty of space for appliances. A generously sized open-plan living and dining area benefits from a serving hatch to the kitchen, adding both convenience and a sense of openness. It's an ideal setting for for entertaining or relaxing with family. Completing the downstairs accommodation is a convenient

downstairs WC. Upstairs, you will find three well-proportioned bedrooms, including two doubles and a comfortable single. The master bedroom also features large built-in wardrobes. Finally, you can find a modern family bathroom with a large corner bath with a shower over the top.

OUTSIDE

To the rear, the home boasts a beautiful west-facing garden filled with mature shrubs, providing a private and tranquil outdoor space that enjoys the afternoon and evening sun. The garden also offers direct access to an on-block garage, ideal for additional storage or secure parking.





Buses

4 minute walk



Shops

Co-op Food
4 minute walk



Trains

Horsham – 0.7 miles
Littlehaven – 1.5 miles



Airport

Gatwick
12.1 miles



Roads

M23
6.3 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£1,800 pcm



Schools

Trafalgar Infant
Greenway Junior
Tanbridge House



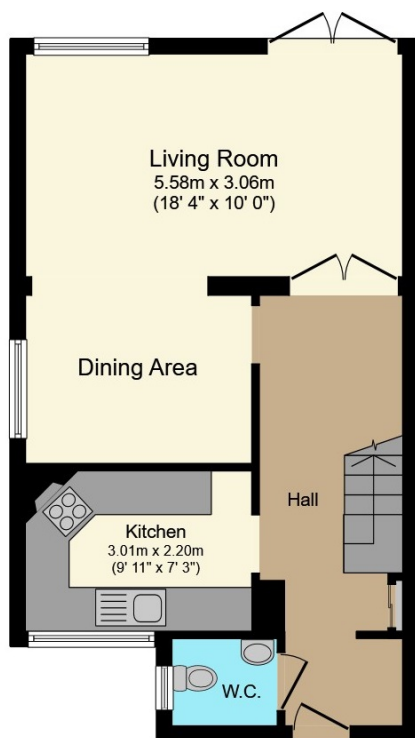
Broadband

Up to 2000 Mbps

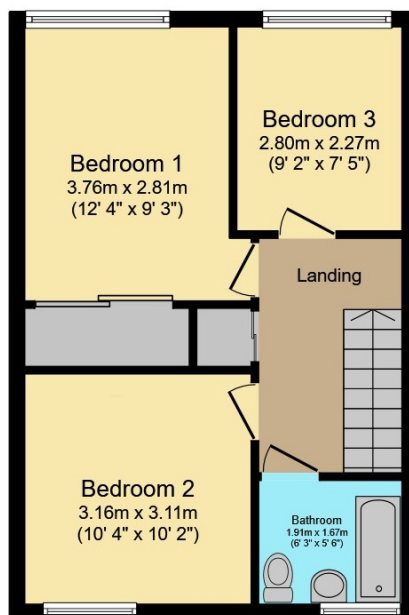


Council Tax

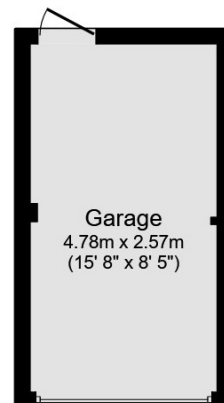
Band C



Ground Floor

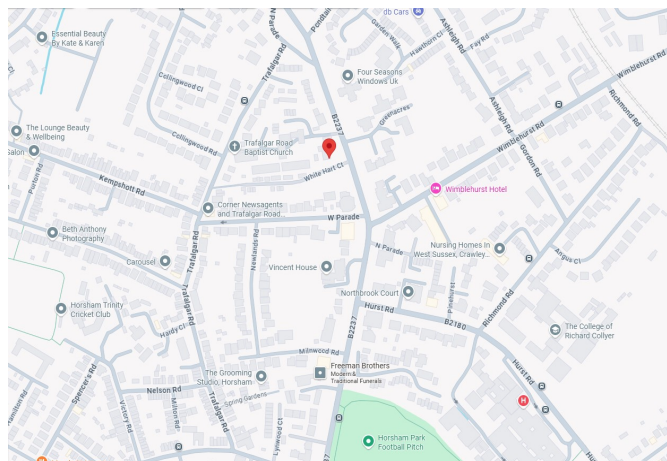


First Floor



Garage

Map Location



Total Approximate Floor Area
1,060 sq.ft. / 98.5 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	77
(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



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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

