



**Longfield Road  
Horsham, RH12 1LG**

**£400,000**

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

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

#### LOCATION

This three bedroom family home is located in an extremely convenient location, with Horsham Station being 1.4 miles distant, with a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is also easy access to the M23 leading to the M25. Horsham town centre is a short walk away and offers a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside, while further afield, the stunning South Downs and coast are within easy reach. Local schools within walking distance include Tanbridge House secondary school, and primary schools such as St Johns and Arunside.

#### PROPERTY

Tenure: Freehold

The front door of this semi detached property opens into your hall, which has stairs rising to the first floor and doors opening to all ground floor rooms. The 18'10 x 5'0 kitchen has views over the rear garden and is fitted with a range of floor and wall mounted units, with a tucked away dining area suitable for table and chairs. The 18'10 x 11'9 double aspect living room is a great space, perfect for entertaining and centres around a central feature fireplace heater. To the first floor you will find three generous bedrooms, with the largest two being fantastic doubles, and a family bathroom with a separate WC. We believe there is excellent potential to extend (stpp) to the rear or side of this property like a number of the neighbouring properties have done themselves.

#### OUTSIDE

This spacious property is set back from the road with a good size driveway providing off street parking for 3/4 cars. Then leading down to a large garage measuring 19'0 x 8'1 with plenty of space for extra storage. The south facing garden is a fantastic size and has an area of patio perfect for barbecues in the summer months that leads on to an expanse of law.





#### Buses

3 minute walk



#### Shops

News & Food Store  
4 minute walk



#### Trains

Horsham – 1.4 miles  
Littlehaven – 2.6 miles



#### Airport

Gatwick  
15.7 miles



#### Roads

M23  
7.6 miles



#### Sport & Leisure

Pavilions in the Park  
1.2 miles



#### Rental Income

£2,000 pcm  
Once refurbished



#### Schools

Arunside Primary  
St John's Primary  
Tanbridge House



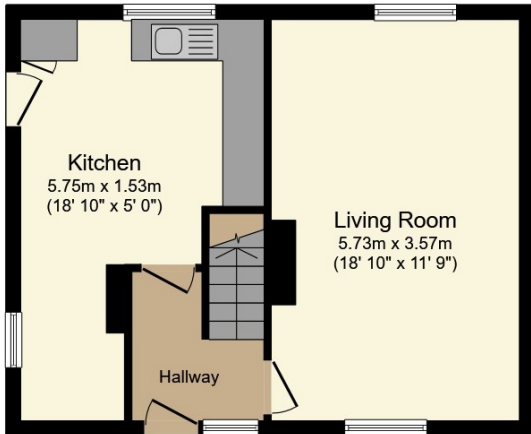
#### Broadband

Up to 2000 Mbps

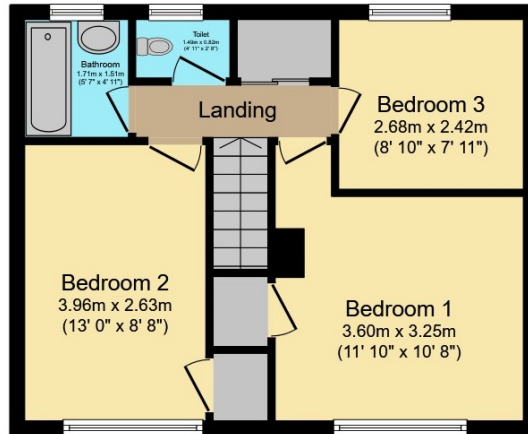


#### Council Tax

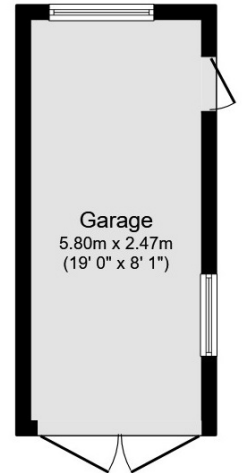
Band D



Ground Floor

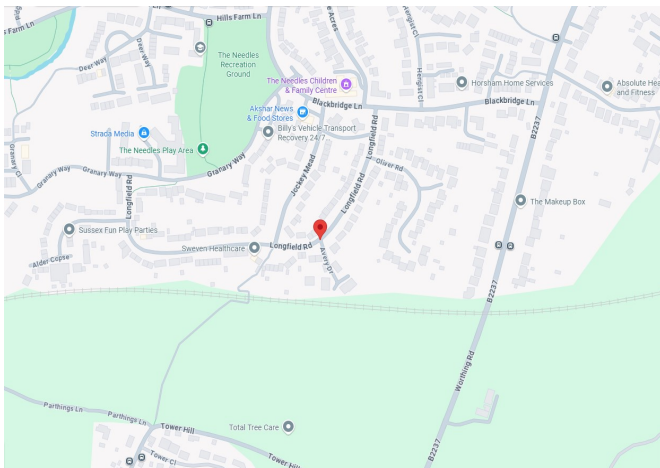


First Floor



Garage

## Map Location



Total Approximate Floor Area  
**1,059 sq ft / 98 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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