



**Farhalls Crescent  
Horsham, RH12 4BT**

**Offers In Region Of  
£525,000**

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

## Farhalls Crescent, Horsham, RH12 4BT



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### LOCATION

Located in a quiet residential crescent in North Horsham, this home is just a 10-minute walk to Littlehaven Station, providing direct services to London and the south coast. It's within easy walking distance of Oakfields Primary School (formerly Littlehaven Infants and Northolmes Junior), local parks, and shops including a convenient nearby Post Office. The property is also well-placed for access to major road links including the A264 and A24, while Horsham town centre is under two miles away. The area is ideal for families and commuters alike, offering a balance of tranquillity and convenience.

### PROPERTY

Tenure: Freehold

This well-maintained four-bedroom semi-detached home offers a spacious and versatile layout across two floors. The ground floor comprises a large living room, a separate dining room, and a modern fitted kitchen with ample storage and workspace. To the rear, a conservatory with attractive tiled flooring provides an inviting additional reception area with garden views. A generous ground-floor WC offers both practicality and storage potential.

Upstairs, the accommodation includes a principal bedroom with en suite, two further well-proportioned bedrooms, and a fourth bedroom that would make an ideal nursery or home office. The bedrooms are served by a well-presented family bathroom.

Tastefully decorated and offering excellent natural light throughout, this property provides ideal family living in a sought-after location. The internal layout balances open social areas with quieter retreat spaces, making it suitable for both everyday life and entertaining.

### OUTSIDE & GARDEN

The generous rear garden is a standout feature - a wide, mostly lawned space with a patio seating area, mature borders, and a garden cabin with power, currently used for storage. This private and enclosed garden offers plenty of space for entertaining, play, or relaxation, and has excellent scope for further landscaping or extension (STPP). At the bottom of the garden, there is a semi-wild area with mature apple and pear trees. Gated side access leads to the front, where you'll find a tidy lawned garden and private driveway offering off-street parking and an electric vehicle charging point. The size, layout, and added outbuilding make the outdoor space a truly valuable extension of the home.





#### Buses

8 minute walk



#### Shops

Tesco Express  
8 minute walk



#### Trains

Littlehaven – 0.3 miles  
Horsham – 1.3 miles



#### Airport

Gatwick  
10.7 miles



#### Roads

M23  
6 miles



#### Sport & Leisure

The Holbrook Club  
0.9 miles



#### Rental Income

£2,000 pcm



#### Schools

Littlehaven Infant  
St Robert Southwell  
Bohunt



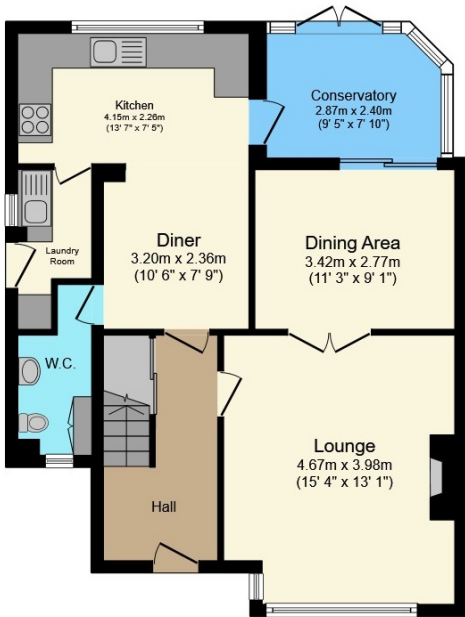
#### Broadband

Up to 2000 Mbps

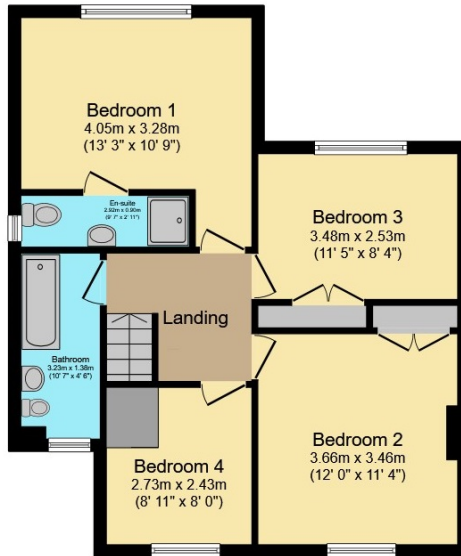


#### Council Tax

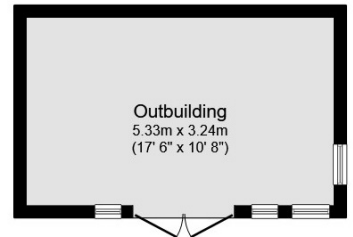
Band D



Ground Floor

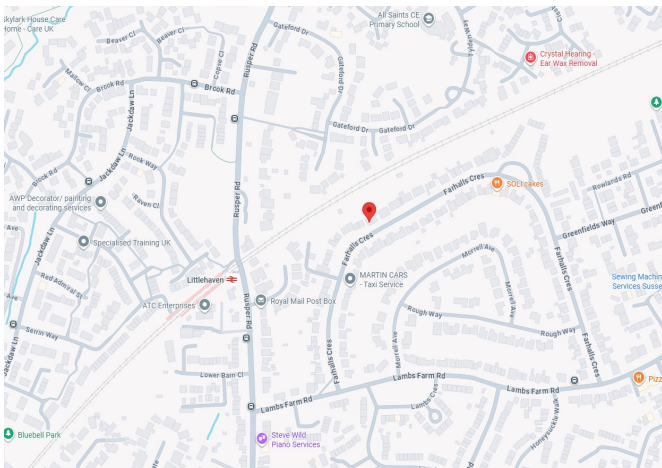


First Floor



Outbuilding

## Map Location



Total Approximate Floor Area  
**1,546 sq ft / 144 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 |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 72                      | 79        |
|                                             |   | 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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