



**Ringley Road  
Horsham, RH12 4AS**

**£495,000**

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



## Ringley Road, Horsham, RH12 4AS



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### LOCATION

Located in a peaceful residential area in North Horsham, Ringley Road offers a quiet yet convenient setting close to local amenities. The bungalow is within easy reach of Littlehaven Station, and well-regarded schools, making it suitable for families, downsizers or commuters. There's good access to green spaces, local bus routes, and connections to the A264 and M23 for wider travel. The surrounding neighbourhood is well-established and friendly, offering a calm, suburban lifestyle with all essentials nearby.

### PROPERTY

Tenure: Freehold

This charming chalet-style bungalow offers well-balanced accommodation across two floors, ideal for those seeking flexible living in a peaceful location. The home comprises three bedrooms - two generous doubles and a spacious single - with the current layout offering scope for multi-generational living or work-from-home needs.

The ground floor features a comfortable living room, a practical kitchen, and a bright conservatory/dining area that overlooks the private garden - perfect for entertaining or everyday meals. There's also a ground floor shower room,

and generous storage including under the stairs.

Upstairs are two of the bedrooms, providing privacy from the main living areas. The layout is versatile, and there is excellent potential to extend (STPP), especially into the rear or garden space, allowing buyers to future-proof the home to suit their long-term needs. Neutrally decorated throughout, the home has been well cared for and offers a blank canvas for buyers to update or personalise.

### OUTSIDE & PARKING

The home benefits from a private rear garden with a mature pond, a lawned section, and a patio seating area - ideal for relaxing or hosting. There is also a garage located to the side, offering secure storage or parking, in addition to off-street parking on the drive. The garden is enclosed and easy to maintain, with space to extend if desired (STPP). A shed provides extra outdoor storage, and the space enjoys a pleasant sense of privacy, with planting and lawn offering a calming outdoor retreat.







#### Buses

1 minute walk



#### Shops

Tesco Express  
4 minute walk



#### Trains

Littlehaven – 0.6 miles  
Horsham – 0.7 miles



#### Airport

Gatwick  
11 miles



#### Roads

M23  
5.4 miles



#### Sport & Leisure

Pavilions in the Park  
1 miles



#### Rental Income

£tbc pcm



#### Schools

Kingslea Primary  
The Forest School  
Bohunt



#### Broadband

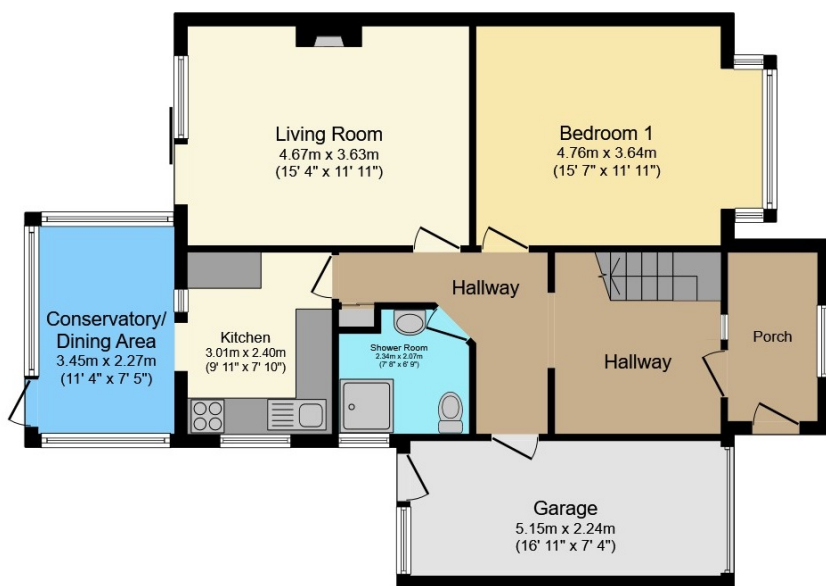
Up to tbc Mbps



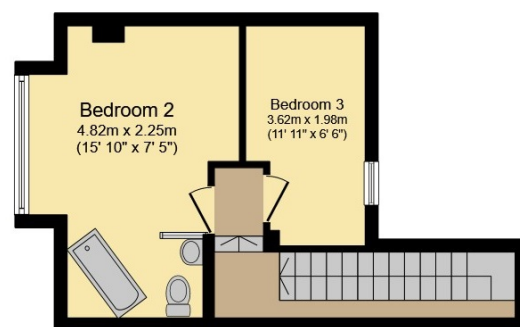
#### Council Tax

Band E



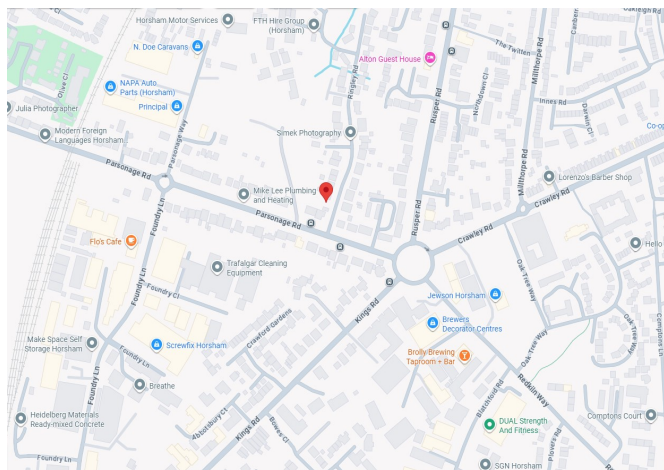


Ground Floor



First Floor

## Map Location



Total Approximate Floor Area  
**1,229 sq ft / 114 sq m**

## EPC Rating



Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
[horshamsales@brocktaylor.co.uk](mailto: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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