



**Little Hatch,
Horsham, RH12 4BF**

**Offers Over
£725,000**

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LOCATION

This attractive Detached Family Home is set within a small cul de sac, in a highly convenient position, only a few minutes' walk from Littlehaven mainline station. The property is also well located within a short walk of a number of convenience stores, with the picturesque countryside of Ruspur either a short drive or cycle ride further north. The property further benefits from being set on local bus routes and is only a short drive from the A264 that connects to major road networks, including the A23/M23 and in turn, Gatwick Airport.

The historic market town of Horsham is only a mile away and provides a comprehensive range of shops, The Capitol theatre, numerous sports and recreational facilities and a mainline train service to both London Bridge & Victoria in under an hour.

This home is in the catchment area for excellent primary schools and Forest and Millais Secondary School.

PROPERTY

The front door opens into a convenient porch area which allows access into the downstairs WC. A door opens into a spacious entrance Hall that allows access to most rooms on the ground floor and houses the staircase. The Lounge, with its double aspect, is flooded with natural light and offer a very flexible space for furniture placement. This room also provides double doors leading into a very generous and separate Dining Room, also with a double aspect and double doors opening out into the rear garden. The Kitchen/Breakfast Room can be accessed via the Dining Room and the Hallway giving the property a fantastic natural flow. This area provides an abundance of space with room for another sizeable table and the Kitchen offers plenty of work surface space along with a range of floor and wall mounted units for storage. The Utility

Room is an added bonus which is accessed through a door from the Kitchen/Breakfast Room and offers you a further sink and an ideal place for laundry. There is a door leading out to the side of the property. The final room offered with the ground floor accommodation is the separate Study which provides a perfect space for home working and overlooks the front garden. Moving upstairs, the landing allows access to all rooms including the spacious Master Bedroom with built in wardrobes and a modern ensuite shower room. Bedrooms two, three and four are all doubles with bedroom two and three also providing access to built in storage. Finally, completing the accommodation inside, is the family bathroom fitted with a white modern suite and with a shower above the bath.

OUTSIDE

The Rear Garden is very private and is mostly laid to lawn surrounded by mature shrubs and trees. The Patio Area around the rear of the house provides the perfect space for garden furniture to sit and enjoy in the warmer months. You will also find to one side of the property a space tucked away that is perfect for garden storage. The other side has a walkway through to the front of the property where you will find the generous Front Garden and the Double Garage complete with two up and over doors and electricity within. The Front Garden wraps around behind the Double Garage allowing more space for storage if needed. Finally the Driveway in front of the garage provides ample parking.





Buses

1 minute walk



Shops

Convenience Store
1 minute walk



Trains

Littlehaven – 0.2 miles
Horsham – 1.1 miles



Airport

Gatwick
13.6 miles



Roads

M23
9 miles



Sport & Leisure

Pavilions in the Park
1.2 miles



Rental Income

£TBC pcm



Schools

Littlehaven Infant
Kingslea Primary
Forest & Millais



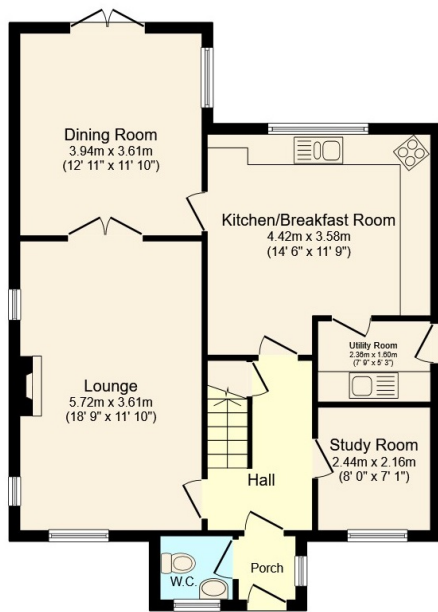
Broadband

Up to 67 Mbps

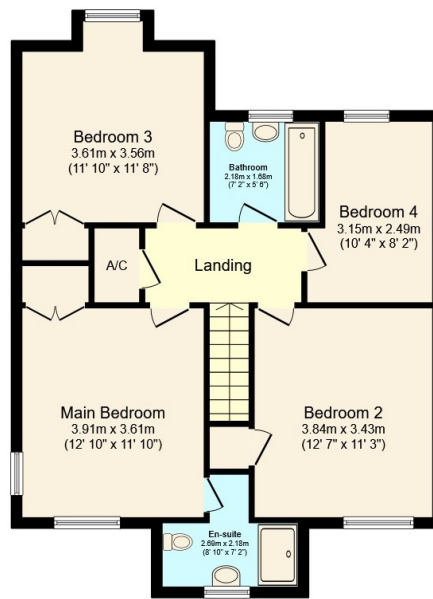


Council Tax

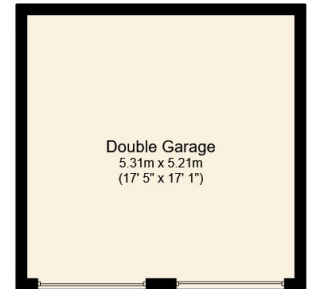
Band F



Ground Floor

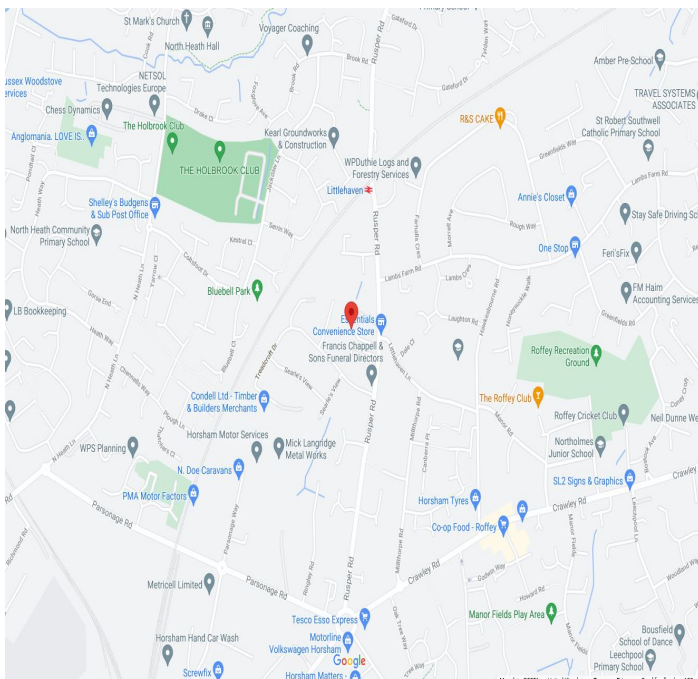


First Floor



Garage

Map Location



Total Approximate Floor Area

1,884 sq ft / 175 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	
		73	82

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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