



**Greenway,  
Horsham, RH12 2JS**

**Offers Over  
£525,000**



## LOCATION

This fantastic Family Home 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 At Home store and large Waitrose. This attractive location means this semi detached home is within walking distance of Greenway Academy, Trafalgar Community Infant School, and Tanbridge House Secondary School.

## PROPERTY

The front door of this extended, three storey home opens into the Hall, which has stairs rising to the First Floor and doors opening to all Ground Floor Rooms, including the 13'9 x 13'6 Living Room, which has a large bay window flooding the room with natural light and a central wood burning stove. Double doors lead through to the Dining Room, which is located next to the Kitchen, boasting enormous potential (stpp) to be knocked through, creating one large entertaining space. The Kitchen is double aspect with space for a selection of appliances and has a door leading out to

the much loved Rear Garden. Completing the Ground Floor layout is the Conservatory, which has sliding doors spilling out to the Garden. Across the First and Second Floors, you will find five large Bedrooms, with four being fantastic doubles. The Family Bathroom boasts a white suite with a shower above the bath, while on the Second Floor, there is a 'Jack & Jill' En Suite with a stylish suite.

## OUTSIDE

This attractive property is set back from the road with a generous driveway providing off street parking, which runs alongside an expanse of lawn with mature borders, which could be converted into further parking, if required. The driveway leads beside the house to the 17'7 x 8'6 Garage, which has an up and over door, with a further courtesy door opening into the Garden. The Garden is mainly laid to lawn with deep borders, providing a beautiful space. At the bottom of the Garden is a 8'8 x 3'1 brick store providing additional storage.







#### Buses

1 minute walk



#### Shops

Convenience Store &  
Post Office – 0.2 miles



#### Trains

Horsham – 1.1 miles  
Littlehaven – 2.1 miles



#### Airport

Gatwick  
12.6 miles



#### Roads

M23  
7.1 miles



#### Sport & Leisure

Pavilions in the Park  
0.9 miles



#### Rental Income

£2,000 pcm



#### Schools

Greenway Academy  
Trafalgar Infant  
Tanbridge House



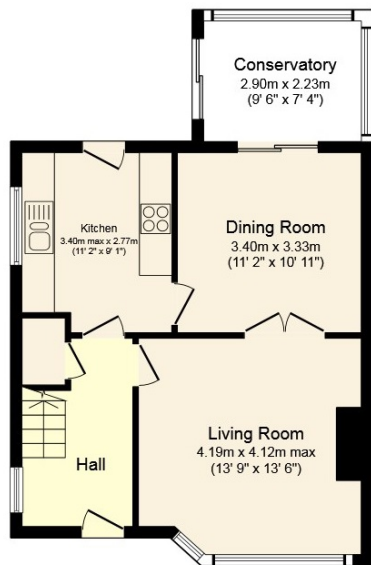
#### Broadband

Up to 67 Mbps

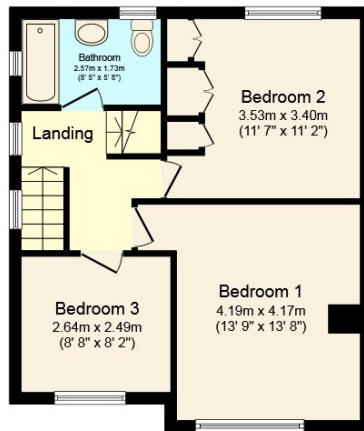


#### Council Tax

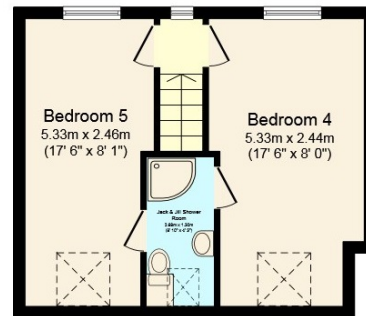
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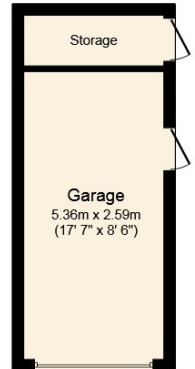
**Ground Floor**



**First Floor**

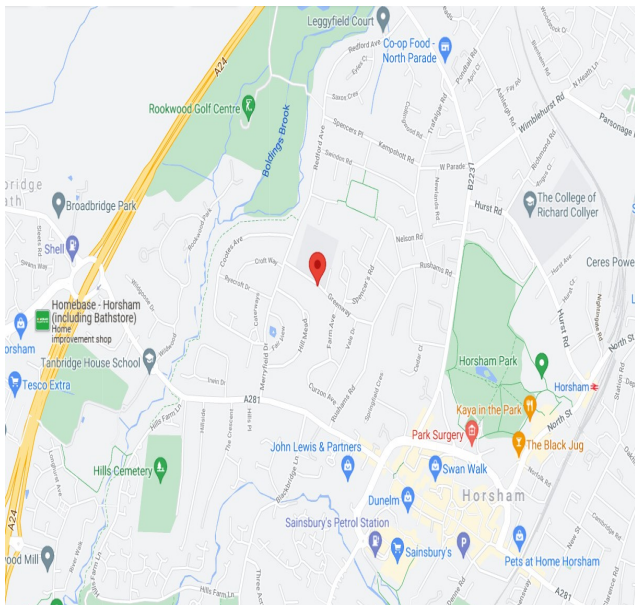


**Second Floor**



**Outbuilding**

### Map Location



### Total Approximate Floor Area

**1,577 sq ft / 147 sq m**

### EPC Rating

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
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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.

**brocktaylor.co.uk**

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