



**Henderson Way,  
Horsham, RH12 1JX**

**£300,000**

**01403 272022  
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#### LOCATION

This wonderful home is located at the end of a quiet cul-de-sac in a convenient location under 1.5 miles from Horsham town centre, which boasts a wide range of cafes, restaurants and shops, including Waitrose and John Lewis. It is also within walking distance of playing fields, local convenience stores and a number of local schools, including Tanbridge, Arunside and St Johns. Major road networks including A24, A264 and junction 11 on the M23 are all within easy reach, as is Horsham Station which offers direct links to London.

#### PROPERTY

The front door of the property opens into a generous porch offering plenty of space for coats and shoes before entering. The Lounge has ample space for furniture placement along with a recess under the stairs for additional space. This room also boasts a large window flooding the space with natural light. To the rear of the property is the Kitchen with an abundance of floor and wall mounted units and plenty of work surface space. The Kitchen overlooks the rear Garden and has access out via the back door. Moving upstairs the Landing offers access to all rooms. The main Bathroom is fitted with a white suite and includes a shower over the bath, and a window for natural light and ventilation.

Bedroom two provides space for a single bed along with additional bedroom furniture while providing built in wardrobes. Completing the living accommodation is the Main Bedroom that provides ample space and is complete with a large storage cupboard over the stairs in addition to a spacious recess perfect for free standing furniture. This property is the perfect opportunity for someone to put their own stamp on and create their ideal home.

#### OUTSIDE

A rare find, this property offers a tremendous amount of parking. To the side of the property there is an area for parking along with an additional space to the front. From the side of the property you can gain access into the rear Garden, which is low maintenance and offers plenty of space to enjoy in the warmer months. The Garden itself has space for a generous shed for storage and garden furniture.







#### Buses

8 minute walk



#### Shops

Convenience Store  
0.4 miles



#### Trains

Horsham – 1.7 miles  
Littlehaven – 2.9 miles



#### Airport

Gatwick  
13.2 miles



#### Roads

M23  
7.7 miles



#### Sport & Leisure

Pavilions in the Park  
1.8 miles



#### Rental Income

£1,150 pcm  
Rental Yield – 4.5%



#### Schools

Arunside Primary  
St Johns Primary  
Tanbridge House



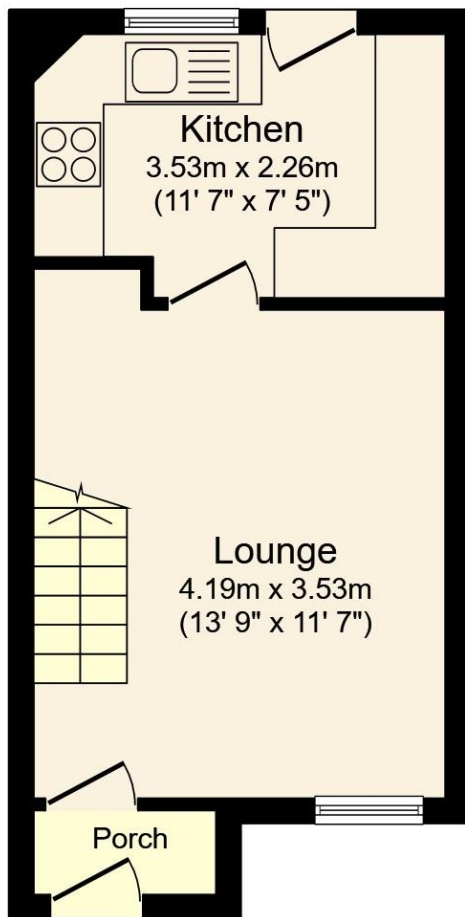
#### Broadband

Up to 67 Mbps

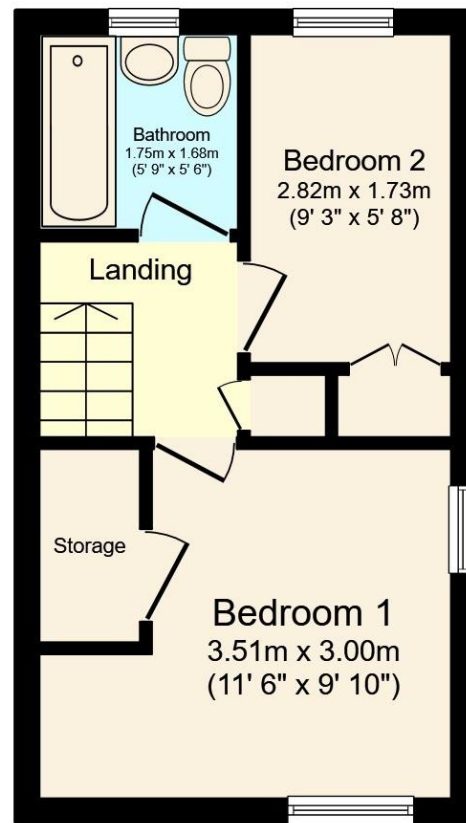


#### Council Tax

Band B

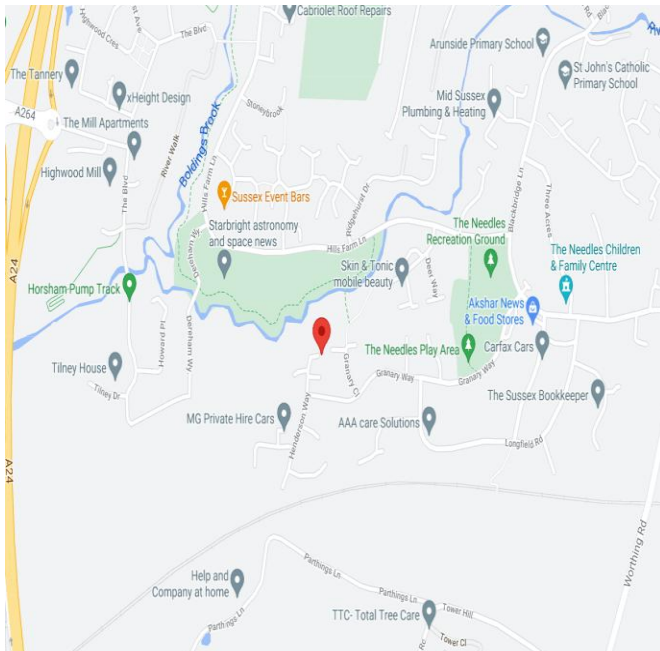


**Ground Floor**



**First Floor**

#### Map Location



#### Total Approximate Floor Area

**512 sq ft / 48 sq m**

#### EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
**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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