



**Britten Close
Horsham, RH13 6RZ**

**Guide Price
£650,000**

**01403 272022
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LOCATION

This superb, four bedroom Detached Family Home is set within an enviable location, towards the end of a private cul de sac, to the North East of Horsham's busy town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. The property also sits within close proximity of some of the area's most popular schools, which includes The Forest School, Bohunt and Millais Girls Secondary Schools.

PROPERTY

Tenure: Freehold

The front door opens into a generous entrance hall which allows access to all rooms on the ground floor and houses a cupboard and the staircase to the first floor. This terrific space offers the perfect place to remove coats and shoes before entering the living space. The spacious lounge boasts an attractive bay window flooding this space with natural light. A central fireplace also adds character and the room offers a great amount of flexibility for furniture placement. The second extended reception room offers you another space to use for whatever best suits your family's needs, providing space for a large dining table and chairs while the rear of the room has large windows overlooking the rear garden and gifts you with additional space for seating. Doors also open up to allow access outside. The separate kitchen is fitted with a range of floor and wall

mounted units providing ample storage and worksurface space. Within the units there are also a range of built in appliances while the kitchen itself still provides space for free standing appliances if needed and a small breakfast table. A utility room can also be accessed via the kitchen which provides space for appliances, a door to the rear garden and another door which opens to a large kitchen larder perfect for additional storage. The larder itself also allows access into the integral double garage. Finishing off the downstairs living space is the WC, found in the entrance hall. Moving upstairs to the vast landing, which is flooded with light from a large feature window, you will find all four generous bedrooms and the main bathroom. All bedrooms have space for beds and additional furnishings to fit comfortably, with bedrooms two and three also boasting built in wardrobes for additional storage. The main bedroom is a particular feature with a vast array of built in wardrobes and two windows making it light and airy, this space has plenty of room for more furnishings to create a space of your very own. The main bedroom provides you with your own ensuite shower room fitted with a walk in shower and a window for natural light and ventilation. Completing the living accommodation is the main bathroom, this room has a bathtub with shower overhead, toilet and basin.

OUTSIDE

To the front of the property is the generous driveway with enough space for numerous vehicles and a lawned front garden adjacent to this. The driveway leads up to the garage with two up and over doors. The double garage itself offers space for one car and storage (due to some of the space having been used to create the kitchen larder). A door to the rear of the garage also provides access to the rear garden as well as the property's side gate. The garden is mostly laid to lawn with a patio surrounding the rear of the house, this is perfect for garden furnishings while more hard standing can be found at the rear to create another additional space to sit and enjoy. The garden itself is perfect for creating your very own oasis to enjoy.





Buses

4 minute walk



Shops

Co-op Food
0.7 miles



Trains

Horsham – 1.6 miles
Littlehaven – 1.2 miles



Airport

Gatwick
11.8 miles



Roads

M23
4.5 miles



Sport & Leisure

Pavilions in the Park
2 miles



Rental Income

£tbc



Schools

Leechpool Primary
Millais
The Forest School
Bohunt



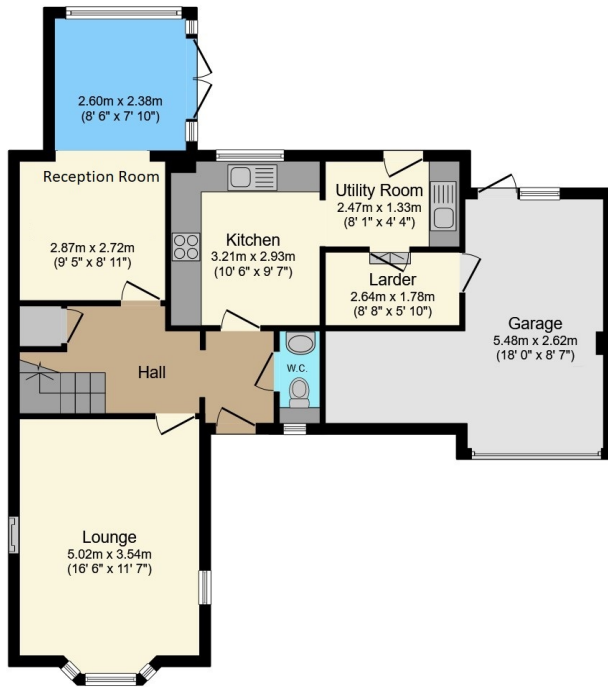
Broadband

Up to 145 Mbps

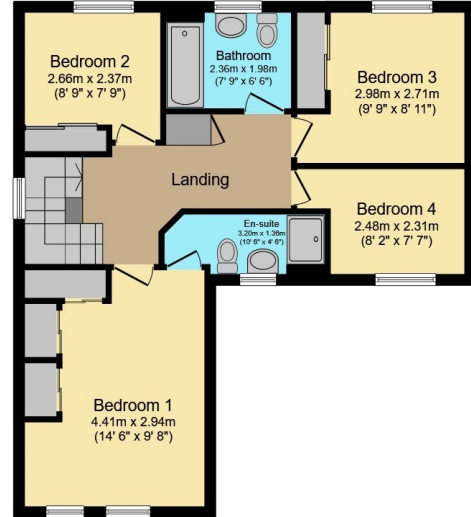


Council Tax

Band F

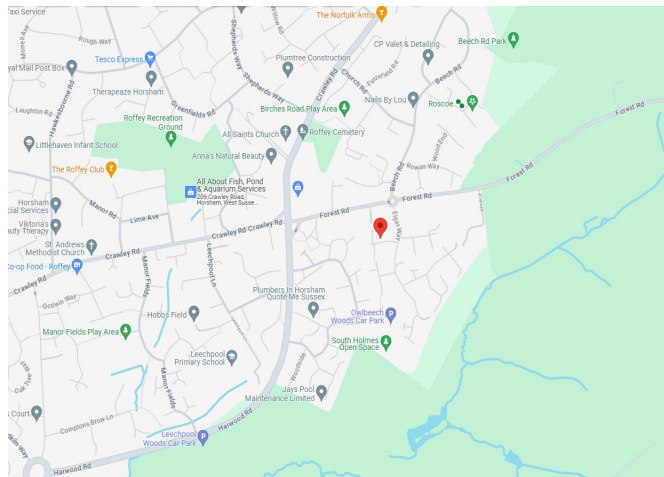


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1579 sq ft / 147 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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