



**Oliver Road,
Horsham, RH12 1LH**

**Asking Price Of
£525,000**

**01403 272022
brocktaylor.co.uk**

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

**Oliver Road,
Horsham, RH12 1LH**



1



3



1

LOCATION

This extended, three-bedroom family home with a large mature garden offering further potential to extend, single integral garage and off road parking, is situated in a quiet Cul-de-sac on the ever-popular west side of Horsham; just a short walking distance from Horsham town centre, the main line station with its easy links to London and the fantastic Horsham Park with Pavilions Leisure Centre. Horsham's busy town centre boasts a host of independent and national retailers, as well as a John Lewis store and large Waitrose. 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. The attractive location means this detached home is within walking distance of local convenience stores, a children and family community centre, recreation ground, children's play area, Horsham Sports Club and several schools including Arunside and St John's Primary Schools and Tanbridge House Secondary School.

PROPERTY

Tenure: Freehold

The property itself has an entrance hall which gives access to a good size lounge come dining room which has a window to

the front and large French doors at the back, filling this room with natural light. There is a separate cloakroom off the hallway and an extended kitchen/breakfast room to the rear. The kitchen has a wide range of storage cupboards, space for all of your white goods and plenty of countertop space, so you can cook up a storm whilst keeping a cheeky eye on the children.

Upstairs, you will find three well-proportioned bedrooms plus a family bathroom with 3-piece suite, partly tiled walls and an opaque window to rear. The property has doubled glazed windows throughout, fully insulated walls and loft space with gas central heating but would benefit from modernisation. The property is sold with no chain.

OUTSIDE

To the front, there is a large lawned garden with a double off road driveway and a single integral garage. To the rear, there is an above average size mature garden, 0.13-acre plot! This is mainly laid to lawn with mature shrubs and borders plus a paved patio area; ideal for entertaining.





Buses

3 minute walk



Shops

Blackbridge Lane Shops
3 minute walk



Trains

Horsham – 1.3 miles
Littlehaven – 3 miles



Airport

Gatwick
16.6 miles



Roads

M23
8.8 miles



Sport & Leisure

Pavilions in the Park
1.9 miles



Rental Income

£1,750 pcm
4% yield



Schools

Arunside Primary
Tanbridge House School



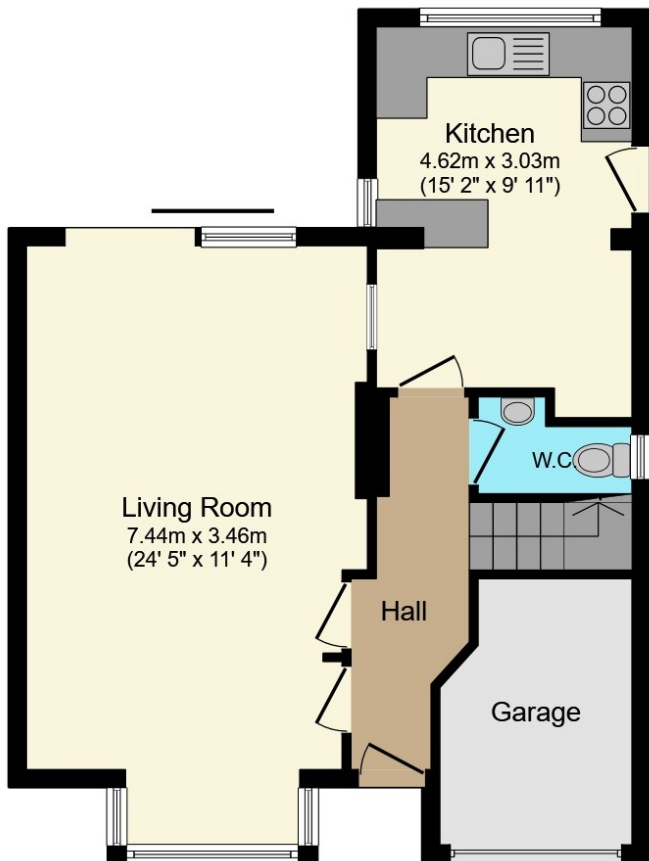
Broadband

Up to 525 Mbps

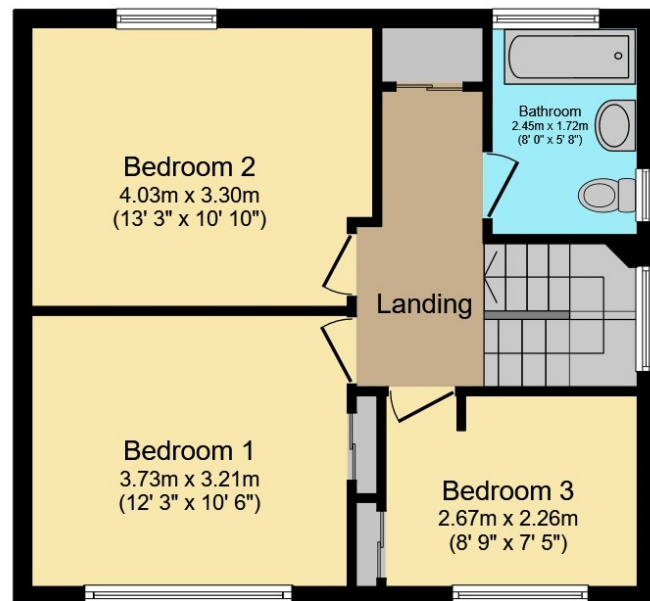


Council Tax

Band E

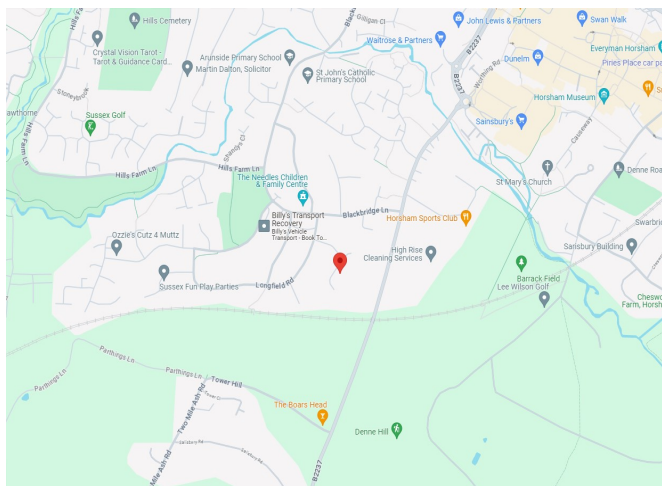


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,112 sq ft / 103.3 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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

2-6 East Street, Horsham, West Sussex, RH12 1HL

