



**Furzefield Road
Horsham, RH12 4NF**

£325,000

**01403 272022
brocktaylor.co.uk**

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

**Furzefield Road,
Horsham, RH12 4NF**

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LOCATION

Set on the north eastern side of Horsham, this three bedroom terrace is conveniently positioned for access to the A264, Junction 11 on the M23 and in turn Gatwick Airport. The property also benefits from being close to the popular Leechpool Primary school with the adjacent pre-school and is approximately 1.5 miles from The Forest School, Bohunt and Millais Girls secondary schools. The property is conveniently positioned within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large children's play area just a short walk away.

PROPERTY

Tenure: Freehold

Situated in a quiet and tucked away location with excellent public transport links, this charming end of terrace property is now available for sale and is ideal for investors looking for a property with a current tenant in situ. Upon entering, you are greeted by a spacious reception room offering a garden view and access to a well-maintained garden, perfect for relaxing or entertaining guests. The lounge/diner is light and airy, creating a welcoming atmosphere for residents and visitors alike. The property features a generous kitchen with plenty of work surface, providing ample space for meal

preparation and storage. A unique feature of this home is the utility room, offering additional functionality and convenience for everyday tasks. This property comprises three bedrooms, each offering comfortable living spaces. The first and second bedrooms are both double-sized and spacious, providing residents with a peaceful retreat. The third bedroom, although single-sized, also offers ample space for various needs. The bathroom is equipped with a bath and shower, ideal for unwinding after a long day, while a separate toilet adds convenience for residents and guests. With its convenient location, well-maintained condition, and unique features, this end of terrace property presents an excellent opportunity for investors seeking a property with a reliable tenant.

OUTSIDE

The property is at the end of a short walkway and is accessed via a wooden gate opening to the generous front garden, warpping around the side of the property and onto the sizeable rear garden. The rear garden is mostly laid to lawn with a patio area perfect for garden furnishings.





Buses

1 minute walk



Shops

Tesco Express
0.5 miles



Trains

Littlehaven – 1 mile
Horsham – 1.7 miles



Airport

Gatwick
11.3 miles



Roads

M23
4.7 miles



Sport & Leisure

Pavilions in the Park
1.9 miles



Rental Income

£1,230 pcm



Schools

Leechpool Primary
Bohunt
The Forest School
Millas Girls



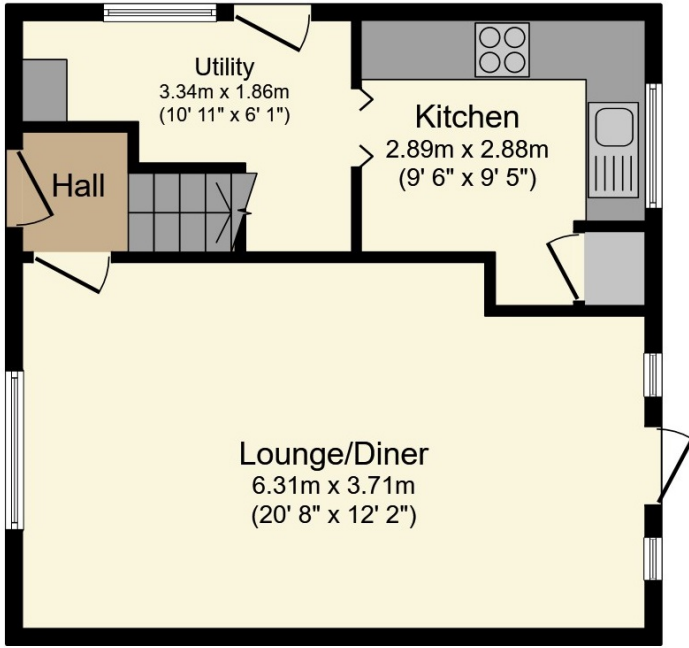
Broadband

Up to 500 Mbps

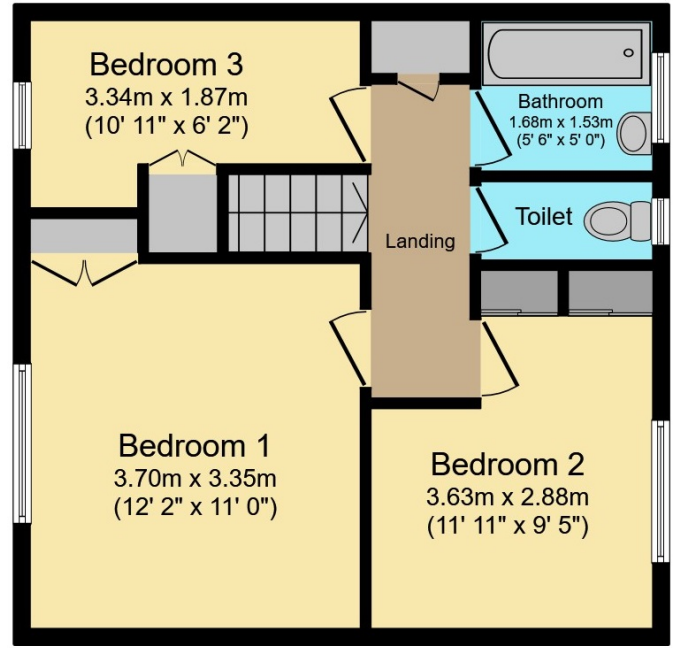


Council Tax

Band C

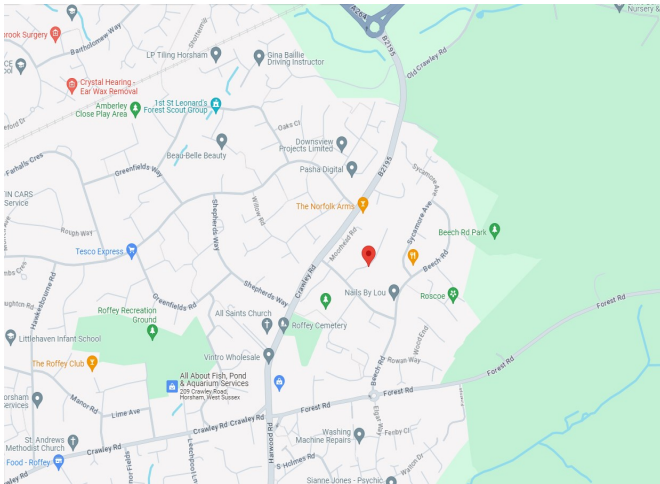


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
836 sq ft / 77.7 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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