



**Earlswood Close,  
Horsham, RH13 6DB**

**Asking Price Of  
£425,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Earlswood Close, Horsham, RH13 6DB



### LOCATION

Earlswood Close is ideally located as it is set within a few minutes walk of a convenient Tesco Express and range of local shopping facilities on Crawley Road.

The property is also well positioned mid-way between Horsham and Littlehaven mainline stations, providing direct access to London Victoria and good access to both Brighton and London Bridge via Three Bridges.

The thriving town centre of Horsham offers a varied range of shopping facilities, bars and restaurants and includes a John Lewis & Waitrose.

A 'stone's throw' from your front door are Leechpool and Owlbeech woods, with miles of walks and bike rides available for you to explore.

### PROPERTY

Tenure: Freehold

We are pleased to present this splendid semi-detached property available for sale. The property is in a good condition and offers a balance of comfort and convenience, making it an excellent choice for both families and couples.

As you step into the property, you are welcomed by an entrance hall that leads directly to the lounge. The lounge is beautifully decorated, offering a separate, light and airy space that is both spacious and comfortable. It is perfectly designed to accommodate your relaxation and entertainment needs.

The property boasts two reception rooms, the second of which is a dining space that is open to the kitchen. This open-plan setup creates a seamless flow for easy living. The kitchen is a chef's dream, with plenty of work surface space and a delightful garden view.

There are three bedrooms in total, two of which are doubles, and one

single. The master bedroom is a double and features built-in wardrobes and a fitted dressing table. The second double bedroom is equally accommodating, while the single bedroom is flooded with natural light, creating a bright and warm space.

The property also features a large bathroom with a window, bath, and shower. This allows for a relaxing and refreshing experience, whether you prefer a quick shower or a long, luxurious bath.

One of the unique features of this property is the conservatory, a perfect spot for you to enjoy your morning cup of tea whilst basking in the sunlight. The property is situated in a quiet cul-de-sac, ensuring peace and tranquillity.

The location is unbeatable, offering excellent public transport links and local amenities within walking distance. It is also within walking distance to stations and town, making it an ideal base for commuters.

### OUTSIDE

Externally, the property boasts a good-sized garden with a patio area and lawn, perfect for outdoor activities, garden parties, or simply enjoying the fresh air. There is also a door allowing access into the garage and an up-and-over door to the front. The front garden and driveway parking add to the appeal.

In summary, this semi-detached property offers a unique blend of comfort, convenience, and tranquillity.





**Buses**

4 minute walk



**Shops**

Fitzalan Road  
3 minute walk



**Trains**

Littlehaven – 0.7 miles  
Horsham – 1 mile



**Airport**

Gatwick  
13.1 miles



**Roads**

M23  
5.6 miles



**Sport & Leisure**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,700 pcm



**Schools**

Leechpool Primary  
Millais  
The Forest School  
Bohunt



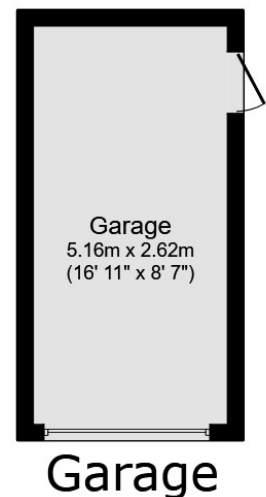
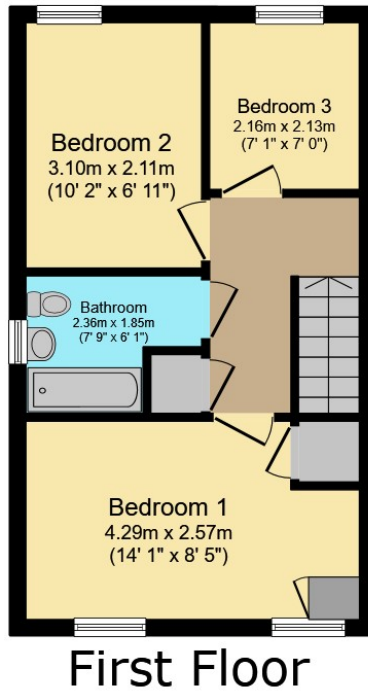
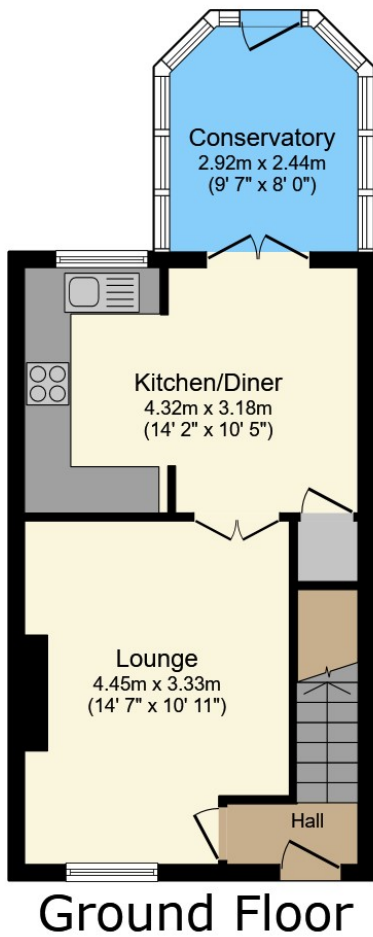
**Broadband**

Up to 1130 Mbps

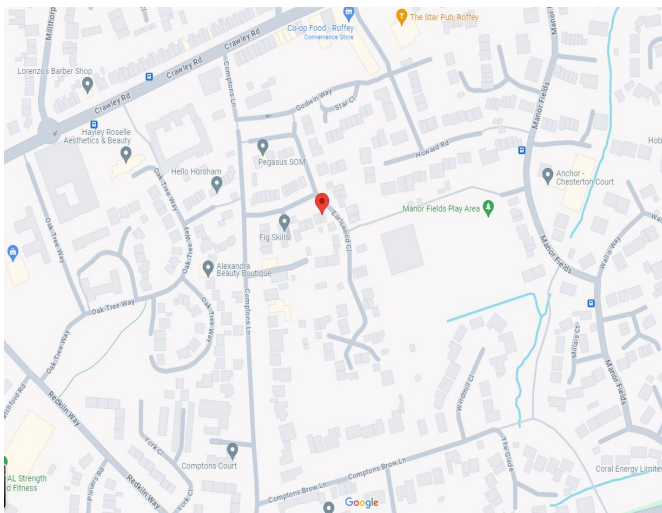


**Council Tax**

Band D



**Map Location**



**Total Approximate Floor Area**  
**935 sq ft / 87 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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(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**



**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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