



**Quail Close
Horsham, RH12 5ZJ**

**Offers In Excess Of
£600,000**

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

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LOCATION

The Bungalow is set in a popular small cul-de-sac setting in North Horsham, making it perfectly placed for a short walk to Holbrook Primary School and Littlehaven Station which offers a direct service to London Victoria in under an hour. In addition, the house is well located for senior schools, including Bohunt Horsham, approximately 1 mile from the house. Horsham's historic town centre is either a short drive or bus ride from the house, and offers a diverse range of independent shops and major retailers, including a John Lewis Store and an extensive range of restaurants and coffee shops. There is also a play area, beside the Tythe Barn, within close proximity to the house and there is access to hundreds of acres of open countryside, within a short drive or cycle ride, in and around the villages of Colgate, Rusper, Warnham & Faygate.

PROPERTY

Tenure: Freehold

On offer for sale, we present a charming three-bedroom detached bungalow, poised in a peaceful and quiet cul-de-sac. This property is an absolute gem in a strong local community, conveniently located near public transport links. While it needs a touch of modernisation, its potential offers an exciting opportunity for families or downsizers seeking a tranquil retreat in a warm, neighbourly area.

As you approach the property, you'll notice a double garage to the front and a welcoming lawned garden, hinting at the comfort within. Inside, large hallways connect the rooms creating a fluid living space. The property boasts two spacious reception rooms, perfect for comfortable living and entertaining guests. The first reception room is a capacious living room with direct access to the dining room, offering an open and inviting space. The

second reception room is a generous dining room with direct access to a private South facing garden. This room is the heart of home, where you can enjoy meals with family or entertain friends. The kitchen is a delightful space filled with natural light, offering plenty of work surfaces for culinary adventures. It features a dedicated dining space and direct access to the garden, creating a seamless indoor-outdoor living experience. The property includes three double bedrooms. The first bedroom, a spacious sanctuary, comes with an en-suite bathroom and built-in wardrobes. The natural light filtering through the windows creates a serene atmosphere for rest and relaxation. The second bedroom also features built-in wardrobes, providing ample storage space. The third bedroom, though smaller, offers the same comfort and warmth as the others. One of the two bathrooms in the property includes a window and a bath, while the other is an en-suite attached to the first bedroom, featuring a shower cubicle for your convenience.

OUTSIDE

To the rear, the property offers a private, South facing garden with a patio and lawn. A quaint summer house sits at the end of this outdoor space, perfect for enjoying warm summer days.

In conclusion, this property, with its parking facility, garden, and double garage, holds a world of potential for those willing to modernise and personalise this tucked-away gem. Its unique location and features make it an ideal home for families or those looking to downsize without compromising on space or comfort.





Buses

2 minute walk



Shops

Co-op Food
1 mile



Trains

Littlehaven – 1.2 miles
Horsham – 1.8 miles



Airport

Gatwick
12.5 miles



Roads

M23
6.7 miles



Sport & Leisure

The Holbrook Club
0.9 miles



Rental Income

£1,850 pcm



Schools

Holbrook Primary
Bohunt Horsham
The Forest School
Millais



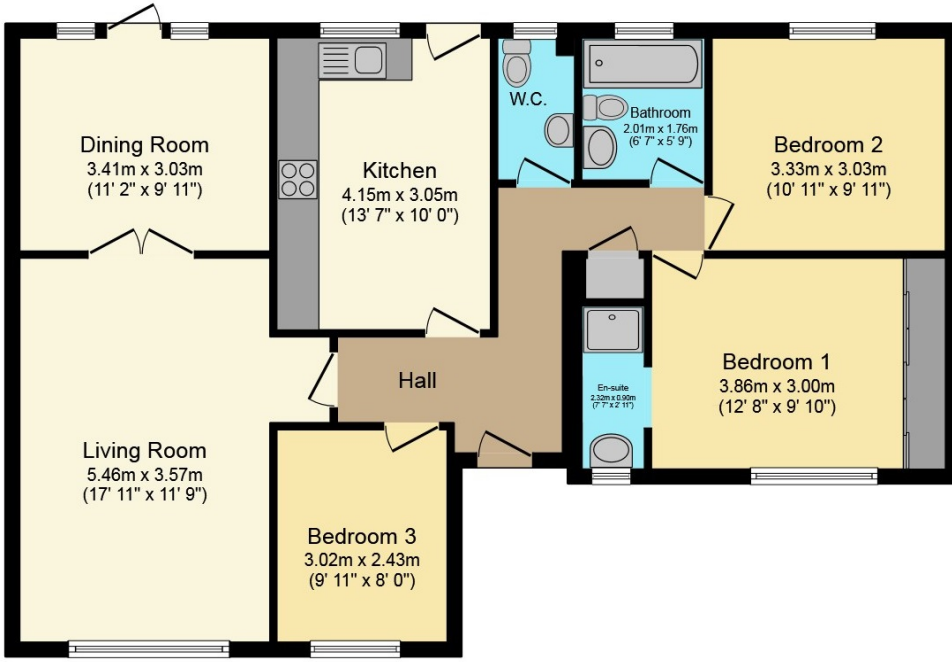
Broadband

Up to 500 Mbps

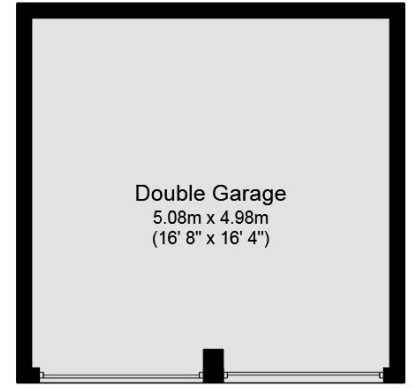


Council Tax

Band F

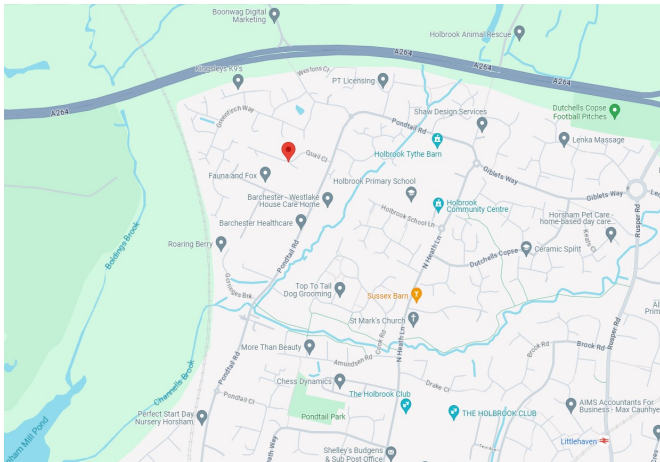


Floor Plan



Garage

Map Location



Total Approximate Floor Area
1,302 sq ft / 121 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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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