

Hazelhurst Crescent, Horsham RH12 1XB



LOCATION This two bedroom house is set in a quiet cul-de-sac on the ever popular Hills Farm estate development to the West of Horsham that offers good access to the A24 and A281. The property is also well positioned within walking distance of Horsham's thriving town centre, mainline station and primary schools.

THE PROPERTY A well presented two bedroom end of terraced property that has been redecorated throughout. The property comprises; entrance hall, bright and spacious living room, kitchen/dining room and rear door leading to the enclosed rear garden. To the first floor are two good sized bedrooms, and bathroom with overhead shower. Other benefits to the property include double glazing and gas central heating. The property is available unfurnished and available from 10th June 2023.

OUTSIDE To the front of the property there is a paved driveway providing off-road parking for at least two vehicles and to the rear there is a garden which has an easterly aspect. In addition, there is a single garage in a nearby block opposite the property.

LOUNGE 14' 0" x 11' 9" (4.27m x 3.58m)
KITCHEN/DINER 11' 9" x 11' 2" (3.58m x 3.4m)



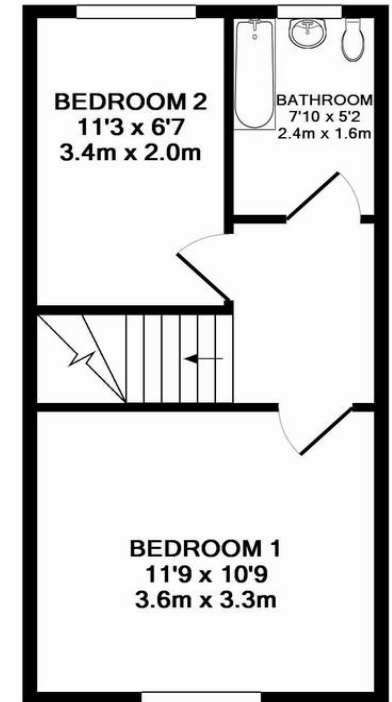
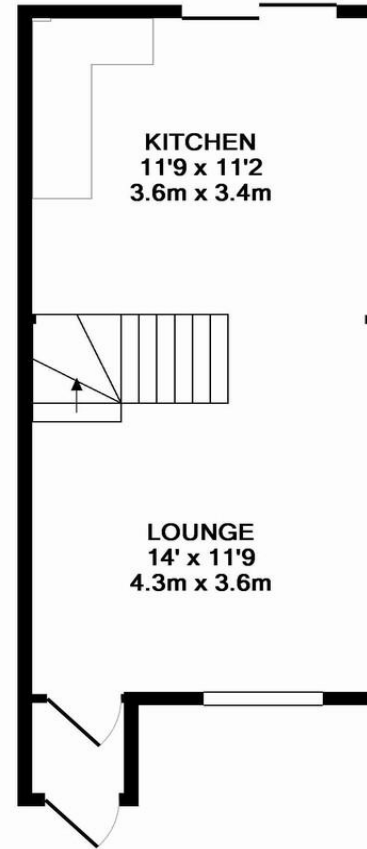
Buses 2 mins walk
Shops Coop - 7 mins walk
Trains Horsham



Sport & Leisure The Gym
Airport Gatwick
Schools Arunside, Tanbridge



Broadband Up to ? Mbps
Roads M23
Council Tax Band C



1ST FLOOR

Map Location

GROUND FLOOR

EPC Rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		

Viewing arrangements by appointment through :

Brock Taylor
 01403 272002
 horshamlettings@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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