



**Sloughbrook Close  
Horsham, RH12 5JD**

**£550,000**

**01403 272022  
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**Residential sales, lettings,  
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## Sloughbrook Close, Horsham, RH12 5JD



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### LOCATION

This detached family home is located on a popular development in North Horsham, which is just over 2 miles from Horsham town centre, a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants. You are spoilt for choice when it comes to activities - there is The Pavilions In The Park leisure centre with its gym and swimming pools set in Horsham Park, The Capitol Arts Centre and Everyman Cinema. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Littlehaven Station is just a short walk away, with a direct line to Gatwick and London Victoria and there is easy access to the M23 leading to the M25. Local schools include Bohunt, The Forest School & Millais Secondary School and All Saints Primary.

### PROPERTY

Tenure: Freehold

The front door of this spectacular home opens into a convenient Entrance Hall allowing access to all rooms on the ground floor including the downstairs WC and housing the staircase. The generous Lounge has a double aspect creating a light and airy space along with glazed sliding doors which open up to the rear Garden. The Lounge measures at 20'2 x 10'3 providing a great amount of flexibility for furniture placement. The Kitchen/Diner has been created by the current owner to present

you with a superb social space with ample space for a large dining table. The Kitchen itself is fitted with a range of modern floor and wall mounted units including built in appliances. Plenty of work surface space makes this Kitchen space ideal for those who enjoy cooking. A door from the Kitchen/Diner also provides access out to the rear Garden. Moving upstairs the spacious Landing provides access to all Bedrooms and the family Bathroom. The Main Bedroom is a great size with space for a large double bed and additional bedroom furnishings to fit comfortably, built in wardrobes also add a huge benefit to the room along with its own Ensuite Shower Room, boasting a walk in shower cubicle, toilet and basin with a window for light and ventilation. Bedroom Two & Three are also double rooms with Bedroom Two also boasting built in wardrobes. Finally completing the living accommodation is the main Bathroom with a white suite and shower over the bath, this room also includes a window flooding it with natural light.

### OUTSIDE

To the front of the property is a generous Driveway which allows for ample parking for numerous vehicles. The Driveway surrounds the front of the property and leads you to the single Garage with an up and over door. A side gate also opens up and leads you along the side of the property into the rear Garden which offers a great amount of outside space. A patio runs along the rear of the property and provides steps up to the expanse of lawn making this a perfect space to enjoy. In the back corner of the Garden there is also a patio area which is perfect for garden furniture. The Garden faces South West making it a pleasant sunny area.





**Buses**

1 minute walk



**Shops**

Essentials Store  
0.5 miles



**Trains**

Littlehaven – 0.4 miles  
Horsham – 1.5 miles



**Airport**

Gatwick  
10 miles



**Roads**

M23  
5.7 miles



**Sport & Leisure**

The Holbrook Club  
0.7 miles



**Rental Income**

£1,750 pcm



**Schools**

All Saints Primary  
Bohunt  
The Forest School  
Millais



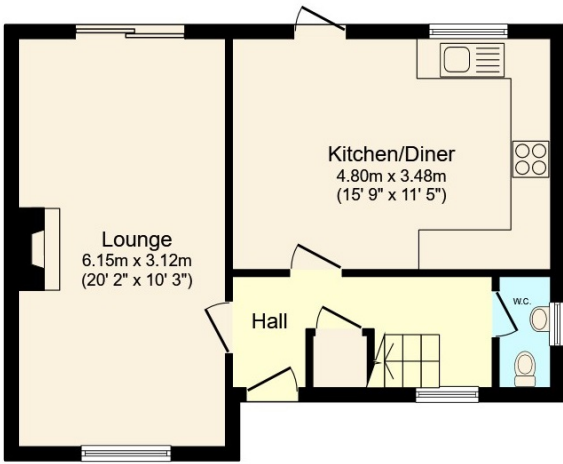
**Broadband**

Up to 145 Mbps

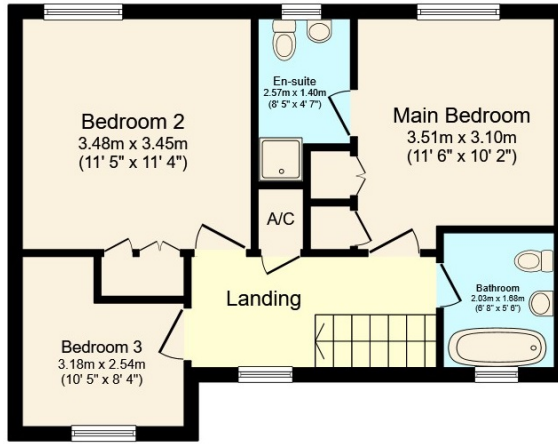


**Council Tax**

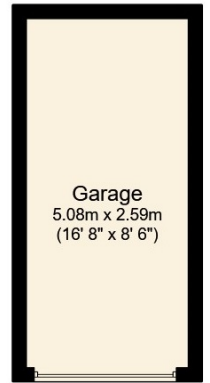
Band E



**Ground Floor**

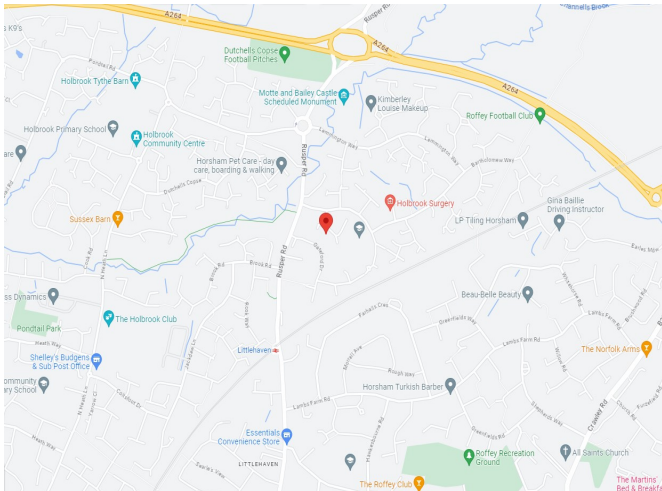


**First Floor**



**Garage**

**Map Location**



**Total Approximate Floor Area**  
**1,100 sq ft / 102 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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