



**Belloc Court
Horsham, RH13 6SF**

£750,000

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

Belloc Court, Horsham, RH13 6SF



LOCATION

This beautifully presented detached family home, built by Charles Church, is set at the end of a small cul-de-sac within this much admired development to the north of Horsham. The house is in a convenient position for access to a number of popular schools that include Millais and The Forest School as well as Leechpool Primary School. For access to road and rail networks the house is also well located as it is set 1.1 miles from Horsham Station and 1.2 miles from Littlehaven station. In addition, junction 11 on the M23 is around 20 minute's drive away with the A264, A24 and A281 all easily accessible. Furthermore, the house is also within a few minutes' walk of the picturesque Leechpool and Owlbeech Woods, with around 100 acres of ancient and newer woodland with a number of pleasant walks and trails.

PROPERTY

Tenure: Freehold

The front door of this much loved family home opens into a hall, with stairs rising to the first floor and doors opening to all ground floor rooms, including the refurbished WC. The 21'0 ft sitting room is a great size, perfect for entertaining. The room is flooded with natural light owing to the double aspect windows and sliding doors flowing out into the garden. The 19'5 ft kitchen diner, also with double aspect windows, has been fully updated to a high standard and has plenty of space for a dining table. There is also a generous dining room with peaceful views out to the garden and is an impressive size. Through the kitchen you will find the door to the

utility room which is fitted to the same specification as the kitchen. The utility room also provides internal access to the double garage. To the first floor you will find four bedrooms, all with fitted wardrobes, and a family bathroom all accessed off a feature galleried landing. This fine home, benefits from an en suite shower room to the main bedroom, which again has been tastefully updated.

OUTSIDE

This wonderful home is tucked at the end of a small cul de sac, the deep front garden is mainly laid to lawn with well kept borders and weeping silver birch tree. There is a great size driveway, providing off street parking for a number of cars, which leads to the 20'4 x 16'9 double garage, that has 2 up and over doors, power and lighting, and a courtesy door that opens into the garden. The private South facing rear garden has been greatly improved, boasting a patio, perfect for barbecues in the summer months that leads on to an expanse of lawn. This is the perfect space for children to play, or for a keen gardener to make the most of. The garden backs onto woodland and there is also a peaceful stream at the bottom of the garden with a charming play house and feature foot bridge.





Buses

2 minute walk



Shops

Co-op Food
0.4 miles



Trains

Horsham – 1.1 miles
Littlehaven – 1.2 miles



Airport

Gatwick
11.8 miles



Roads

M23
5.1 miles



Sport & Leisure

Pavilions in the Park
1.2 miles



Rental Income

£2,100 pcm



Schools

Leechpool Primary
Millais
The Forest School



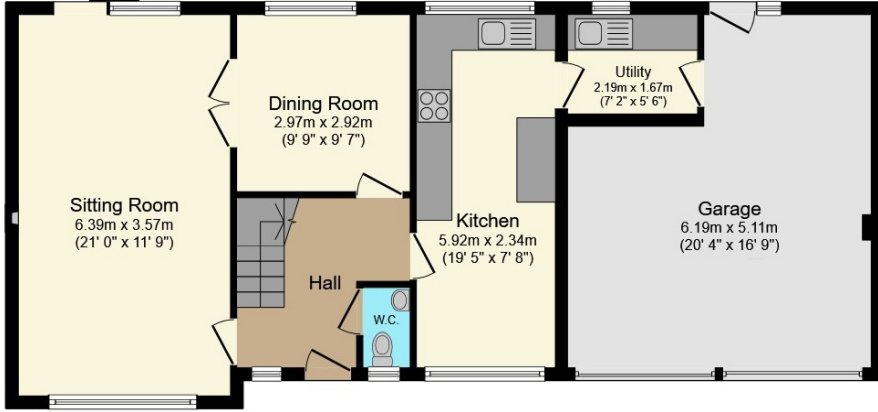
Broadband

Up to 500 Mbps

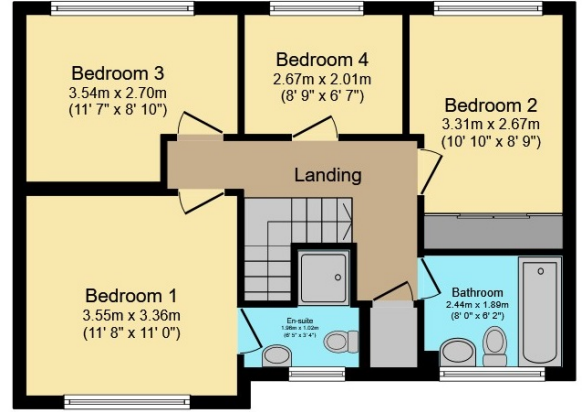


Council Tax

Band F

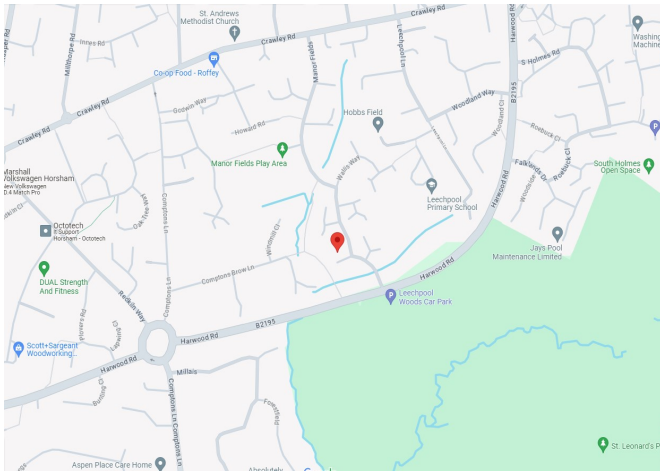


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,525 sq ft / 142 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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