



Highwood Crescent, Horsham RH12 1EN



LOCATION This impressive two double bedroom house is situated in Highwood, a Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis At Home Store and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network. The property is also conveniently located a short walk away from the highly regarded Tanbridge House secondary school.

PROPERTY The front door opening into the Hall, which allows access to the Modern Kitchen, which is fitted with a range of modern floor and wall mounted units, with integrated appliances. Whilst the living/dining area has plenty of space for a dining table and sofas, with double French doors leading out to the Rear Garden. To the First Floor is a large Family Bathroom with a shower over bath, two double Bedrooms with the main Bedroom benefitting from built in wardrobes.

OUTSIDE To the front of the property you have two allocated parking spaces directly in front of the house. To the rear of the property is an enclosed garden, larger than most and mainly laid to lawn with a small patio area, large storage shed and side access.



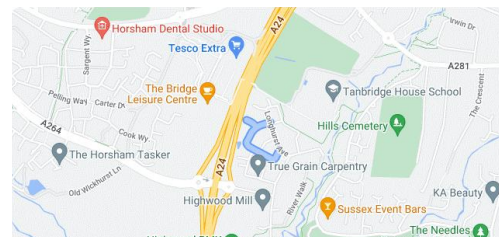
Total Approximate Floor Area
699.42 ft²/64.98 m²

Viewing arrangements by appointment through :

Brock Taylor
 01403 272002
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Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		

Brook 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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Horsham –
3.1 miles
- Sport & Leisure**
Pavilions in the Park
3.1 miles
- Airport**
Gatwick
13.5 miles
- Schools**
Arunside
Tanbridge House
- Broadband**
Up to 67 Mbps
- Roads**
M23
9.2 miles
- Council Tax**
Band D