



**Mills Close, Comptons Lane
Horsham RH13 5QA**

**Per Calendar Month
£2,550.00**

**Mills Close Comptons Lane,
Horsham RH13 5QA**



PROPERTY Entering this stunning detached family home, you enter the hallway which provides ample space for storage and hanging coats, it also allows access to all downstairs rooms as well as the integral Garage. There are two reception rooms, an lovely open plan kitchen/diner with separate utility room, and a downstairs WC.

The lounge, which is situated to the rear of the house, is a wonderful size offering plenty of space for furniture and bi-folding doors overlooking the garden, flooding the space with natural light, it also boasts a sleek and modern recessed log-burning stove.

The second reception room, situated at the front of the house is currently used as a playroom/TV room however, can be used for multiple purposes such as an office.

The open plan kitchen diner is accessed at the end of the hallway and really is the heart of the house. The kitchen has an abundance of floor and wall mounted units, all with a modern finish, with plenty of work surface space and integrated appliances. To the rear of this room you will find the dining area, this bright and airy space has a large skylight, floor to ceiling windows and bi-folding doors leading to the garden, making it perfect for entertaining in the summer months. The room also has a freestanding log burner for the cosier winter evenings relaxing as a family.

As you proceed upstairs, the first floor provides you with the family bathroom, finished with a white suite and shower over bath, three double bedrooms one of which has an en-suite shower room with luxurious rain shower and a fourth single bedroom that is current being utilised as an office. To the top floor, the principal suite with large landing allowing enough space for storage and could easily be utilised as a dressing area, the bedroom itself spans a vast 18'6 x 10'9 and has been finished beautifully, with built in storage and an en suite shower room with second rain shower.

OUTSIDE This spacious property tucked away at the back of a small cul-de-sac with intergral garage, double driveway providing off street parking for at least 2/3 cars. There is gated access to the right side of the house lead through to the private Rear Garden, which has two areas of patio, that could be perfect for barbecues in the summer months, that lead on to an expanse of lawn, with mature borders.





Buses

1 mins walk



Shops

Tesco Express
0.5 miles



Trains

Horsham
0.9 miles



Airport

Gatwick
14.3 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
The Gym



Sales Price

Tbc



Schools

Heron Way & Forest
Secondary



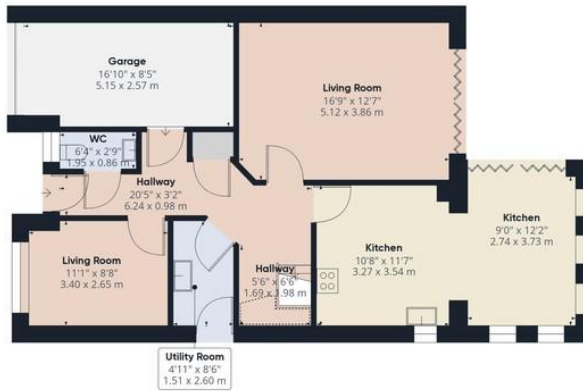
Broadband

Up to Mbps



Council Tax

Band
G



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
2079.59 ft²
193.2 m²

Reduced headroom
85.06 ft²
7.9 m²

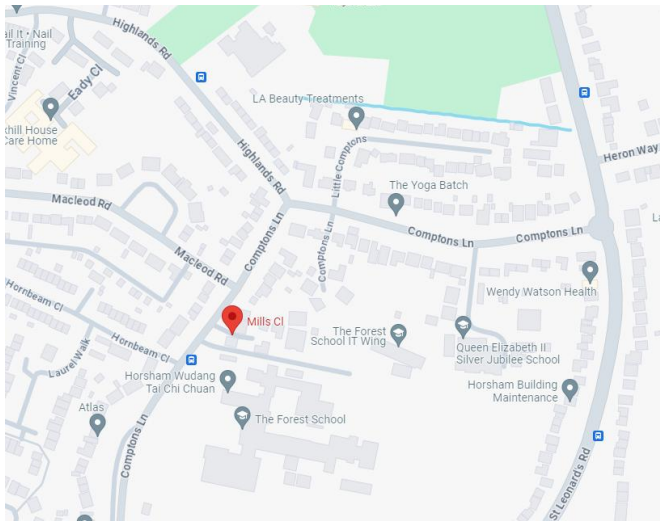
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Map Location



Total Approximate Floor Area
2079.59 ft/193.2m²

EPC Rating

TBC - Awaiting certificate

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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