



**Michell Close
Horsham, RH12 1JT**

£595,000

**01403 272022
brocktaylor.co.uk**

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

Michell Close, Horsham, RH12 1JT

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LOCATION

This fantastic property is just a stone's throw away 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, The Capitol Arts Centre and Everyman Cinema. For those needing to commute, Horsham Station provides a direct line to Gatwick (17 minutes) and London Victoria (52 minutes) and there is easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

We are delighted to present this semi-detached property, currently available for sale. A family home, it is situated within a peaceful cul-de-sac, offering tranquillity while also maintaining close proximity to public transport links, local amenities, reputable schools, and the town centre within walking distance. The property is in good condition. It boasts four spacious double bedrooms, two of which come with built-in wardrobes. The main bedroom offers the added benefit of being especially spacious, promising comfort and style. These rooms are all well-lit, inviting natural light, which creates a warm and welcoming atmosphere. The house features two large

bathrooms, the first one being equipped with a bath and shower, built-in storage, and a window. The second bathroom includes a shower cubicle, ensuring convenience and style. The modern kitchen is designed to cater to all your culinary needs, with ample storage, plenty of workspace, and an attached utility room. It's also open to the dining room, making it perfect for hosting dinner parties or family gatherings. There are two reception rooms in the property. The first, a lounge, captivates with its modern fireplace and large windows that flood the room with natural light. The second is a spacious dining room, connected to the kitchen, and gives access to a delightful conservatory. The property also features a downstairs WC, a modern touch that enhances the overall design and functionality of the home.

OUTSIDE

The outside space is equally impressive, with a generous driveway to the front and a store area accessible through an up-and-over garage door. The large garden wraps behind neighbouring houses, mainly laid to lawn with a patio area perfect for outdoor seating. Side access leads out to the front of the property. Ideal for families, this property offers a perfect balance between peaceful living and convenient access to town amenities. The combination of its unique features and prime location makes it a highly desirable home. Don't miss out on this fantastic opportunity to own a home in a serene and accessible location.





Buses

2 minute walk



Shops

Co-op Food
7 minute walk



Trains

Horsham – 1.2 miles
Littlehaven – 2.4 miles



Airport

Gatwick
16.3 miles



Roads

M23
7.4 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£tbc



Schools

Arunside Primary
St John's Primary
Tanbridge House



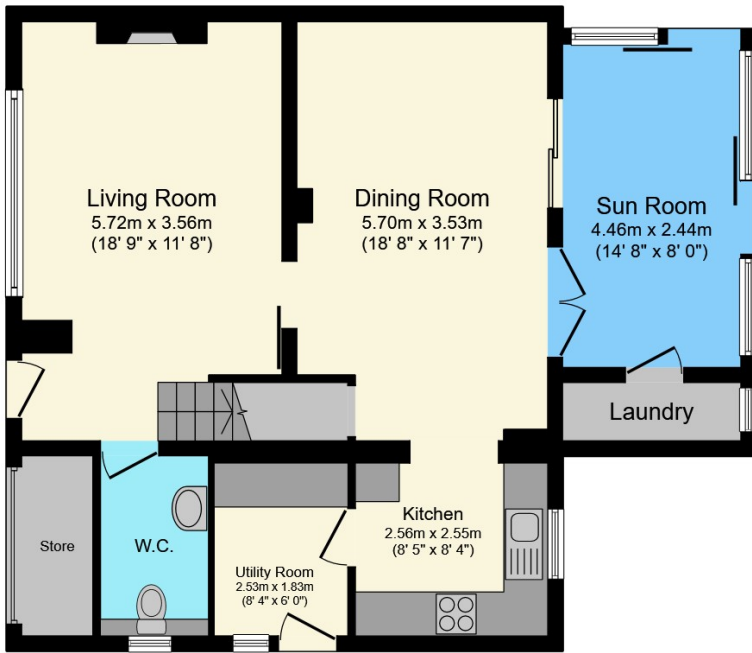
Broadband

Up to 500 Mbps

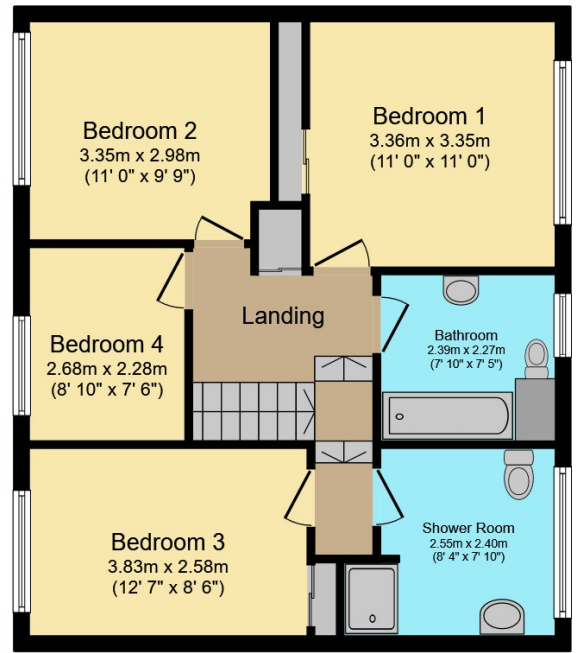


Council Tax

Band E

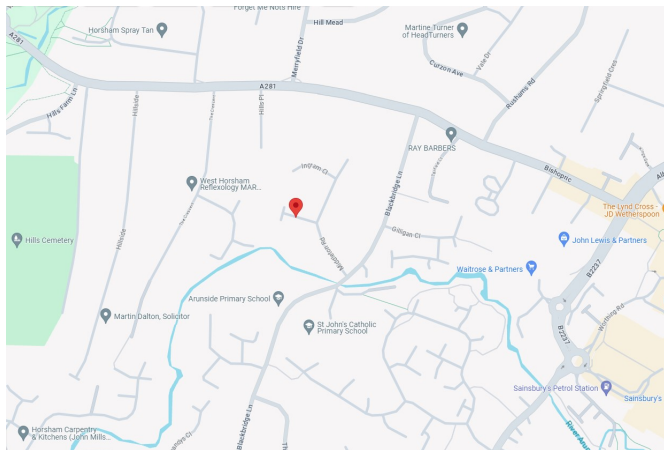


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,451 sq ft / 135 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(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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