



**Pines Ridge
Horsham, RH12 1PZ**

**Asking Price Of
£539,995**

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

Pines Ridge, Horsham, RH12 1PZ



LOCATION

Pines Ridge is a small cul-de-sac, of less than 30 properties, set just off Farthings Hill, a sought after residential road, set to the West of Horsham town centre. The property is perfectly positioned, within a few minutes walk of Tanbridge House School, and also within easy reach of Shelley & Arunside Primary Schools and Greenway Junior School. The house is conveniently positioned for easy access to both the A281 & A24, in addition to the A23/M23, Gatwick Airport and beyond. Horsham's vibrant town centre, with an extensive range of bars, restaurants and coffee shops is within walking distance or a short drive from the house, that also features an extensive range of independent shops and major High Street retailers, including John Lewis. The town also features an Everyman Cinema, The Capitol Theatre and Horsham Station with its direct service to London Victoria (55 mins).

ACCOMMODATION

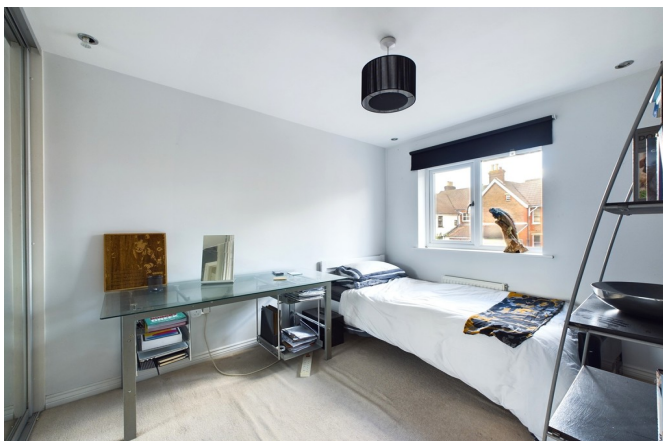
Tenure: Freehold

The property offers generous accommodation, arranged over three floors, with attractive features and enhancements, as it was one of the original show houses. The ground floor boasts a spacious entrance hall, with a downstairs cloakroom, that leads into a large living room, that has been cleverly enhanced by the addition of an open-plan double glazed conservatory and stylish

décor. The ground floor also features a modern fitted kitchen, with an extensive range of units and integrated appliances. On the first floor there are two generous double bedrooms, with fitted wardrobes and an en suite shower room and separate modern white family bathroom. The top floor features a spacious double bedroom, occupying the whole top floor, with a walk-in wardrobe with fitted storage. This room could potentially be adapted to create an additional bath/shower room.

OUTSIDE

To the front of the property there is an inset flower bed and paved walkway, that leads to a private driveway for one vehicle and a pitched roof garage, with up & over door. To the rear there is an attractive courtyard garden, with a feature brick wall and close boarded fencing, that provides a high level of screening. The garden is mainly paved, with an inset area of shingle, and ample area for a table and chairs, or an outdoor sofa and inset with mature shrubs and tropical plants to create a contemporary outdoor living space, with gated rear access and external water and lighting.





Buses

2 minute walk



Shops

Co-op – 0.6 miles
Budgens – 0.6 miles



Trains

Horsham – 1.6 miles
Littlehaven – 2.8 miles



Airport

Gatwick
15.9 miles



Roads

M23
7.7 miles



Sport & Leisure

The Bridge Leisure Centre
0.8 miles



Rental Income

£tbc



Schools

Shelley Primary
Arunside Primary
Tanbridge House



Broadband

Up to 500 Mbps

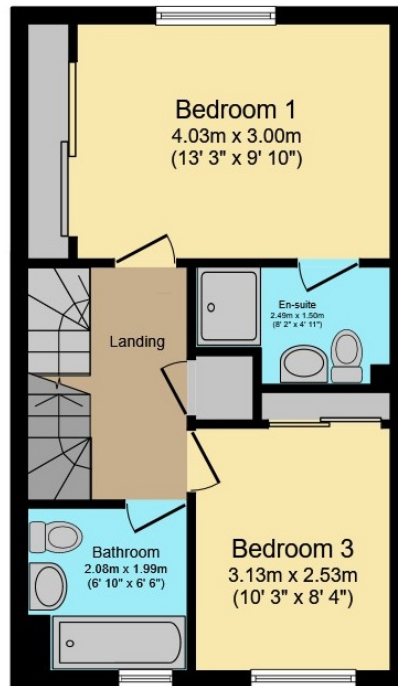


Council Tax

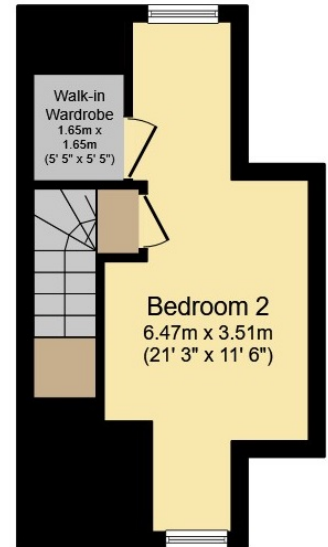
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Ground Floor

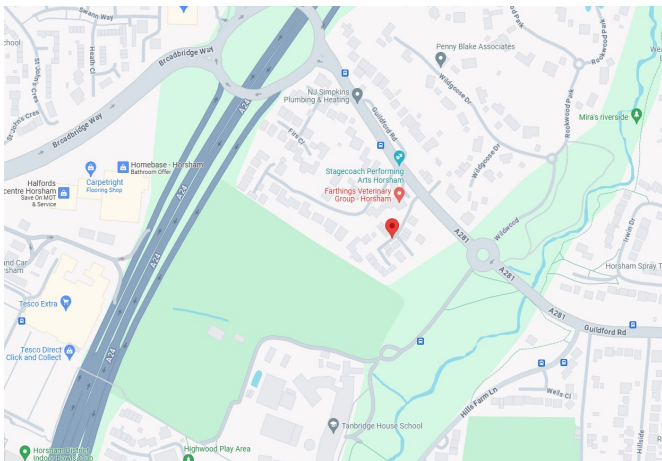


First Floor



Second Floor

Map Location



Total Approximate Floor Area
1,126 sq ft / 104.6 sq m

EPC Rating



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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