



**Burns Close  
Horsham, RH12 5PF**

**£615,000**

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

## Burns Close, Horsham, RH12 5PF

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### LOCATION

This detached family home is set in a popular development to the north of Horsham town centre. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property, as is the A264, with quick access to the M23 & Gatwick Airport. In addition, the house is within a short walk of two local primary schools, with both Millais & The Forest secondary schools around 2 miles distant. The property is located within the busy town of Horsham, which offers a thriving town centre with a wide selection of restaurants, cafes and shops including a large John Lewis and Waitrose.

### PROPERTY

Tenure: Freehold

This beautifully presented link detached house has been thoughtfully extended, creating a great size home. The stunning kitchen/dining room is the hub of the home. Modern and fresh units are complemented by gorgeous granite worktops and high quality appliances. The kitchen/dining room is a fantastic size measuring 17'11 x 9'9 creating the perfect space to entertain with double doors spilling out to the patio. There is a recently installed a new heating system with a 'Nest' thermostat and stylish radiators. The living room, 14'11 x 14'3, features a cosy log

burner to gather around, providing the perfect atmosphere to relax whilst the large window at the front floods the room with natural light. Upstairs there is an en suite to the main bedroom for privacy and luxury. The property has been extended over the garage to create a further good size double bedroom. There is also a private driveway.

### OUTSIDE

The property is set back from the road with a generous area of lawn and a path leading to the front door. The rear garden is a good size and is mainly laid to lawn, perfect for barbecues in the summer months. There is a private driveway, providing access to the garage.





**Buses**

3 minute walk



**Shops**

Coltsfoot Drive  
0.5 miles



**Trains**

Littlehaven – 0.9 miles  
Horsham – 1.6 miles



**Airport**

Gatwick  
11 miles



**Roads**

M23  
6.3 miles



**Sport & Leisure**

The Holbrook Club  
0.4 miles  
Pavilions in the Park  
1.6 miles



**Rental Income**

£2,200 pcm



**Schools**

Holbrook Primary  
The Forest School  
Millais School  
Bohunt



**Broadband**

Up to 500 Mbps

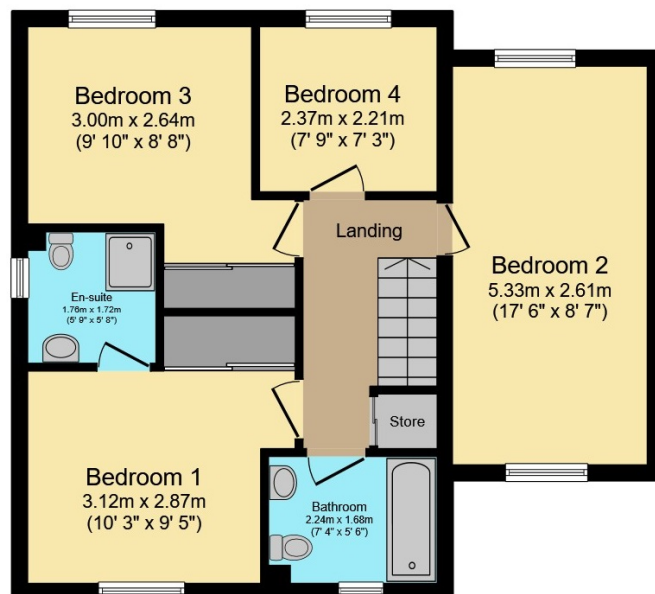


**Council Tax**

Band E

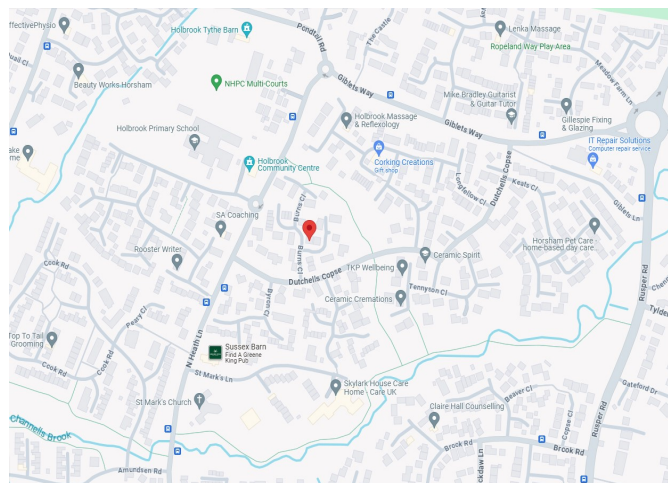


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**1,080 sq ft / 100 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>83</b>
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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