



**Crawley Road,  
Horsham, RH12 4DX**

**Guide Price  
£270,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

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Horsham, RH12 4DX**



#### LOCATION

The property is located to the North of Horsham's busy town centre with its vast array of local and national traders as well as a thriving cafe and restaurant culture.

This attractive period property is set in a convenient location, close to a local parade of shops and Tesco Express. The property is within a short walk of both stations providing access to London as well as being within easy reach of the A264 and M23.

#### PROPERTY

Tenure: Freehold

The front door of the property opens into a convenient Entrance Hall which provides the ideal area to remove coats and shoes and houses the staircase to the first floor. A door opens to allow access to the spacious Lounge/Diner with sofas, a dining table and chairs and the flexibility for additional furniture placement. This area is also double aspect, flooding it with natural light. The Kitchen is located through a doorway to the rear and is fitted with a range of floor and wall mounted units gifting ample storage and worksurfaces. The Kitchen also welcomes space for free standing appliances and provides a door to the Rear Garden. Moving upstairs, the Landing provides access to all rooms

including two generous double bedrooms with the Main Bedroom also boasting built in storage. The Family Bathroom, complete with a window, offers a walk in shower and a separate bath.

#### OUTSIDE

The property is located just a stones throw from local shops and amenities making it very conveniently located. The front of the property has a gate that opens up into a small walled Front Garden with a pathway leading up to the front door. The Rear Garden is a generous size and a fantastic benefit to the property. It is mostly laid to lawn with a patio area which is perfect for garden furniture and barbeques in the warmer months. The Garden provides a perfect opportunity to create your own oasis to enjoy.

#### ADDITIONAL INFORMATION

The end two feet of the garden are not on the property title and the land to the side of the property is being acquired by the current owner to be included on the title.

Please note that the owner of this property works as an estate agent and under the Estate Agency Act 1979, we are required to make this disclosure. This does not affect your legal rights as a buyer or seller.







**Buses**

1 minute walk



**Shops**

Fitzalan Road  
Less than 1 minute



**Trains**

Horsham – 0.6 miles  
Littlehaven – 1 mile



**Airport**

Gatwick  
10 miles



**Roads**

M23  
4.9 miles



**Sport & Leisure**

Pavilions in the Park  
1.1 miles



**Rental Income**

£1,350 pcm



**Schools**

Littlehaven Infant  
Notholmes Junior  
Forest & Millais



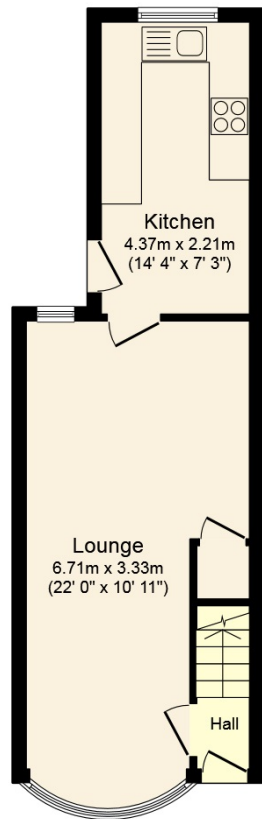
**Broadband**

Up to 147 Mbps

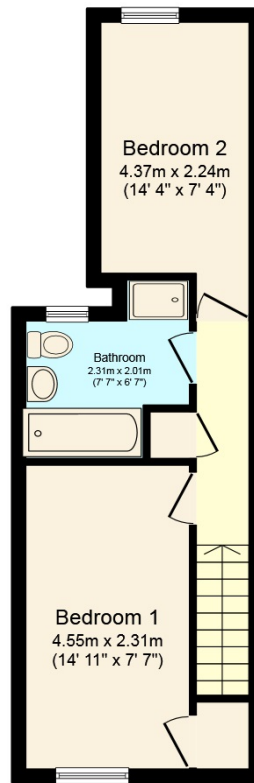


**Council Tax**

Band C

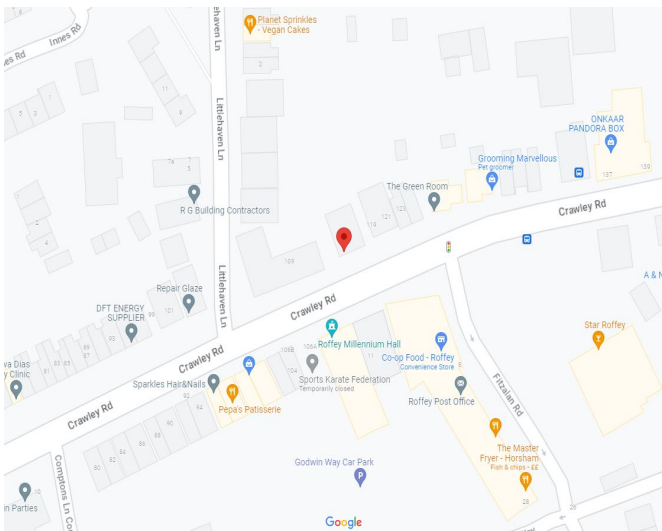


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**701 sq ft / 65 sq m**

**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		86
C	(69-80)		
D	(55-68)	56	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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