



**Ropeland Way  
Horsham, RH12 5NZ**

**£435,000**

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

## Ropeland Way, Horsham, RH12 5NZ



### LOCATION

This superb three bedroom home is set within an enviable location to the North of Horsham, approximately 2.3 miles distant from the town centre. Horsham, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home 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. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property. The property also sits within close proximity of some of the area's most popular schools, which includes Forest, Millais Girls and Bohunt

### PROPERTY

Tenure: Freehold

The front door of this fantastic three bedroom property opens up into a convenient Hall which houses the staircase and allows access to all rooms on the ground floor. The generous Lounge/Diner is a particular feature, flooded with natural light and measuring at a brilliant 18'8" x 14'7" providing you with the flexibility of endless amounts of space for lounge and dining furniture and is complete

with an attractive bay window. Double doors from the Lounge/Diner open out into a beautiful Conservatory providing an additional living space, the Conservatory itself has a glass roof and doors that spill out to the rear Garden. The Kitchen offers a range of floor and wall mounted units with adequate work surface space and a window looking out to the front of the property. Completing the ground floor accommodation is a downstairs WC. Moving upstairs you step onto the Landing which provides access to all rooms on the first floor. All bedrooms are light and airy and Bedroom One and Two offer built in storage options. Finally the main Bathroom is fitted with a bath with a shower over head and a large window continuing the theme of natural light in this property. Both Bedrooms One and Two are generous double with Bedroom Three providing a spacious single bedroom.

### OUTSIDE

The private rear Garden is a great space to relax and enjoy offering a great amount of space with a large area laid to lawn and a generous patio perfect for garden furniture, you will also find a variety of mature shrubs and trees. The Garden also has a door providing access to the rear of the Garage which is adjoined to the property and can also be accessed from the front via an up and over door from the Driveway offering ample parking for vehicles.





**Buses**

2 minute walk



**Shops**

Coltsfoot Drive  
0.7 miles



**Trains**

Littlehaven – 0.6 miles  
Horsham – 1.8 miles



**Airport**

Gatwick  
10.1 miles



**Roads**

M23  
5.7 miles



**Sport & Leisure**

The Holbrook Club  
0.6 miles



**Rental Income**

£1,650 pcm



**Schools**

Holbrook Primary  
Forest, Millais & Bohunt



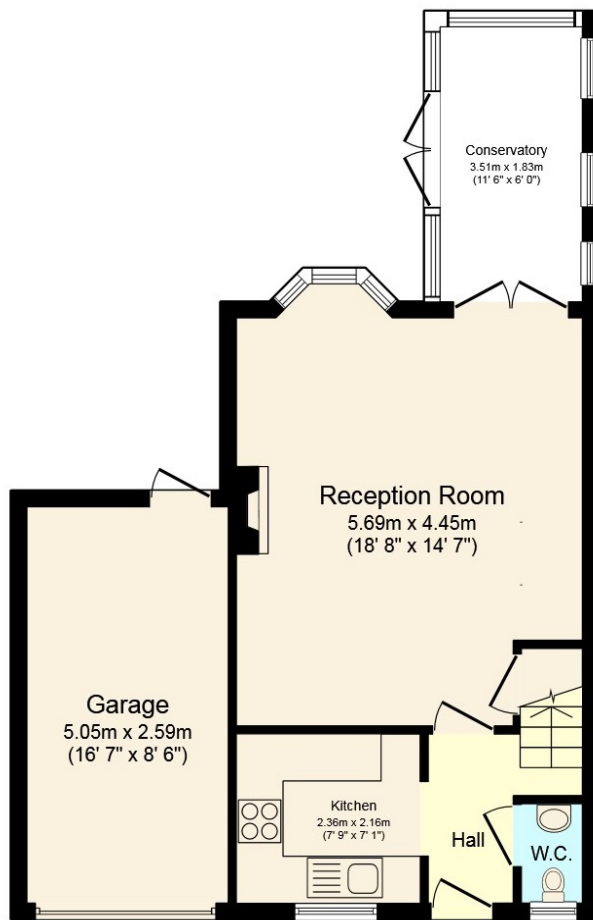
**Broadband**

Up to 500 Mbps

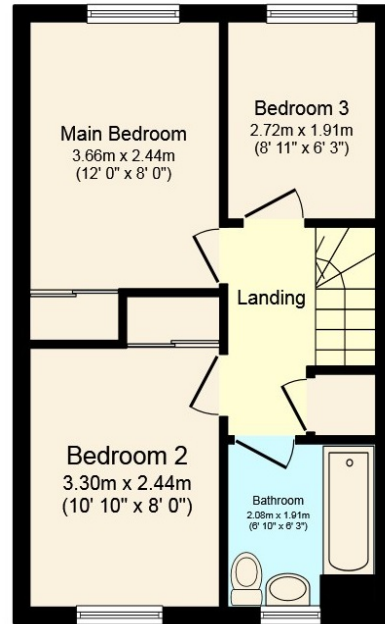


**Council Tax**

Band D

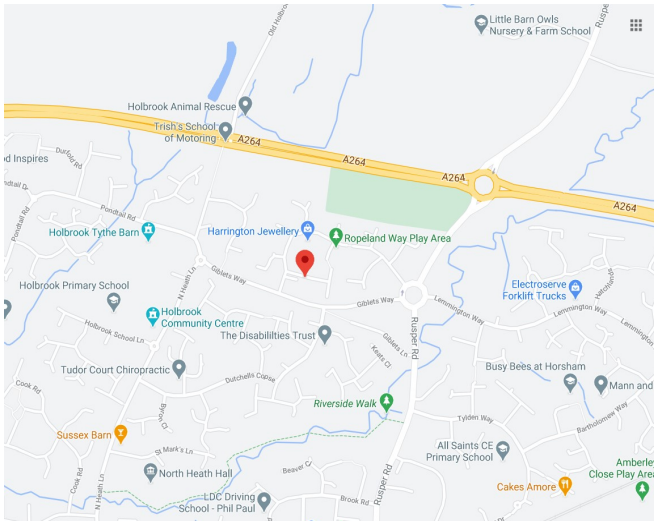


**Ground Floor**



**First Floor**

**Map Location**



**Total Approximate Floor Area**  
**938 sq.ft/ 87.2 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>		
(55-68)	<b>D</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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**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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