



**Highlands Avenue
Horsham, RH13 5LN**

**Asking Price Of
£400,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

The property is set in a highly convenient location, within easy walking distance of Horsham Railway Station, with its direct service to London Victoria in approximately 55 minutes. The property is also set within a short walk of the One Stop convenience store, Lidl Supermarket and The Bedford public house. Horsham's vibrant town centre, with its weekly farmers market and wide variety of shops, including independent retailers and major High Street brands including John Lewis, is also within easy access of the property, as are a number of bus routes. Horsham also features a wide range of restaurants, the picturesque Horsham Park, Capitol Theatre & Everyman Cinema.

ACCOMMODATION

Tenure: Freehold

The property offers decent sized accommodation, arranged around a central hallway, that features a spacious living room, with feature open fireplace and patio doors to the garden. The kitchen, with space for a table, is set adjacent to the living room and is fitted with a range of oak style floor and wall mounted units. In addition there is a small conservatory, to the rear of the kitchen, that is currently used as a utility room. The ground floor also offers two

bedrooms, with a wet room, equipped with a walk in shower. In addition, there is a first floor bedroom, accessed through the original main bedroom. The property also offers gas central heating and double glazing.

GARDEN & PARKING

To the front of the property there is a gated driveway that provides off road parking for one car, that is flanked by a raised area of garden, part laid to lawn, with mature flower and shrub borders and a walkway to the front door. A side pathway provides access to a brick built workshop/shed, with power. This side pathway continues to the rear garden and is currently equipped with a metal access ramp, that provides wheelchair access to the back door, but could be removed. The rear garden is mainly laid to lawn, with a patio area, raised flower beds and is enclosed to all sides by a combination of fencing, an ornamental wall mature shrubs/hedging.





Buses

4 minute walk



Shops

One Stop
5 minute walk



Trains

Horsham
10 minute walk



Airport

Gatwick
14.3 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
11 minute walk



Rental Income

£1,650 pcm



Schools

Kingslea Primary
Heron Way
Millais
The Forest School



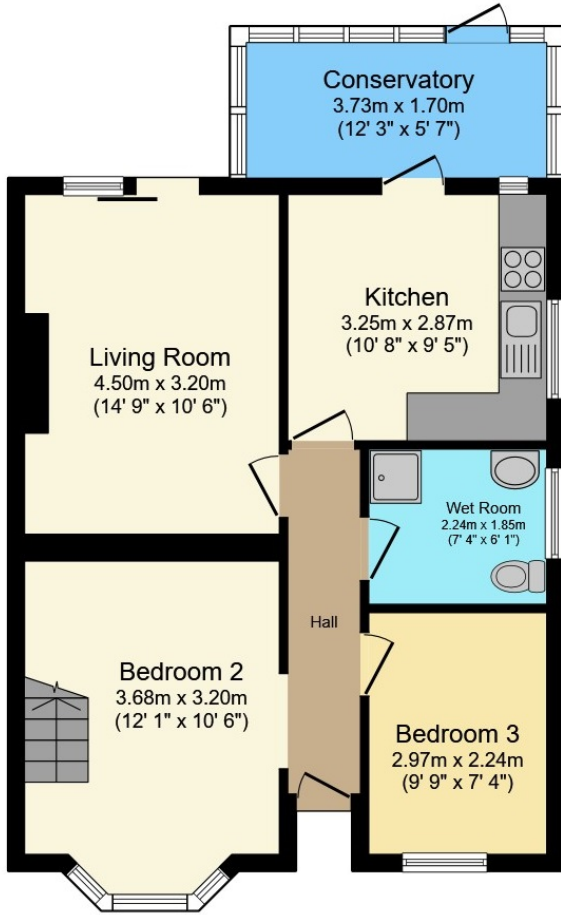
Fibre Broadband

Up to 944 Mbps

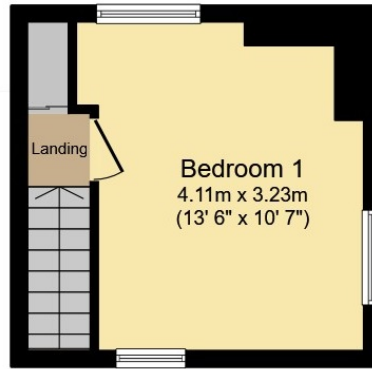


Council Tax

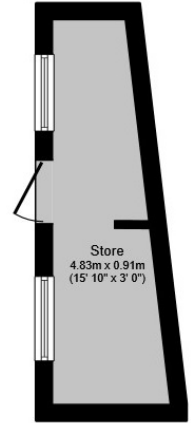
Band D



Ground Floor

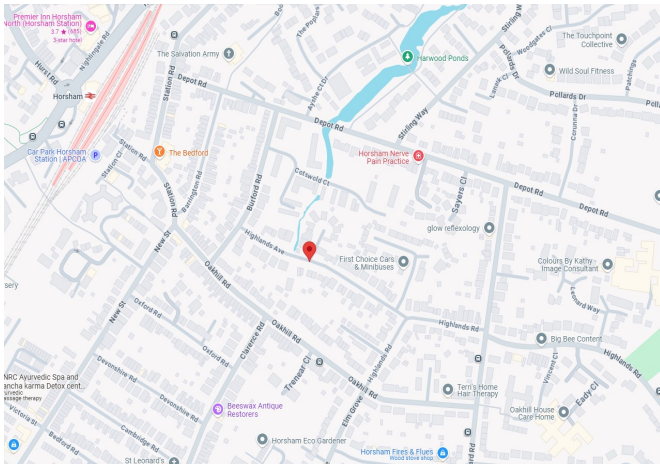


First Floor



Outbuilding

Map Location



Total Approximate Floor Area
909 sq ft / 84 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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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