



**Hillside  
Horsham, RH12 1NE**

**£680,000**

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





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### THE LOCATION

The property is set in a sought-after residential road, on the West side of Horsham, within a short walk of the outstanding Tanbridge House School, with both Arunside and St Johns Catholic primary schools also being within easy walking distance. Horsham's thriving town centre is just over a mile from the house, and offers a wide variety of shopping facilities, including a twice-weekly market, set in the Carfax, a John Lewis Store and wide variety of independent retailers. The town also boasts a wide selection of restaurants, coffee shops and bars, an Everyman Cinema and The Capitol Theatre that hosts a wide selection of artists, comedians and shows. Horsham's main line station, with its direct service to London Victoria, is also within 1 mile of the property.

### ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers well presented accommodation, arranged over three floors, that has been extended on the ground floor. The ground floor features an entrance hall, with stairs and a refitted downstairs cloakroom, an attractive living room, with a large bay window and feature open fireplace. To the rear of the house there is an extended, refitted kitchen that has a good range of floor and wall mounted units and wood block work surfaces, incorporating a peninsular breakfast bar, with a

spacious living room, providing ample space for a large table and chairs and ceramic tiled flooring with underfloor heating. The first floor features a spacious landing, a refitted shower room, with walk in shower, a large master bedroom, with fitted wardrobes and a large bay window and two further bedrooms. The top floor offers a further large double bedroom, providing extensive storage and a refitted white bathroom suite. The house also features attractive panelled doors, double glazing and gas fired central heating.

### PARKING & GARDENS

This mature property offers attractive well-maintained gardens, with a well tended area of lawn to the front of the house and a mature hedge providing screening. There is driveway parking for 2 vehicles, with potential for additional parking, a garage or two-floor accommodation extension similar to the adjoining property (STPP), to the side of the house if required. To the rear of the property there is a very attractive secluded rear garden, with a large paved patio, laid to Indian sandstone, with a brick built retaining wall and step up to an expanse of lawn, a well-stocked flower border and a paved walkway running the full depth of the garden. To the rear there is a large timber storage shed, with mature trees and the whole is enclosed by fencing.





#### Buses

4 minute walk



#### Shops

Co-op Food  
0.5 miles



#### Trains

Horsham – 1.4 miles  
Littlehaven – 2.6 miles



#### Airport

Gatwick  
16.3 miles



#### Roads

M23  
7.6 miles



#### Sport & Leisure

Pavilions in the Park  
1.5 miles



#### Rental Income

£2,250 pcm



#### Schools

Arunside Primary  
St Johns Catholic Primary  
Tanbridge House



#### Fibre Broadband

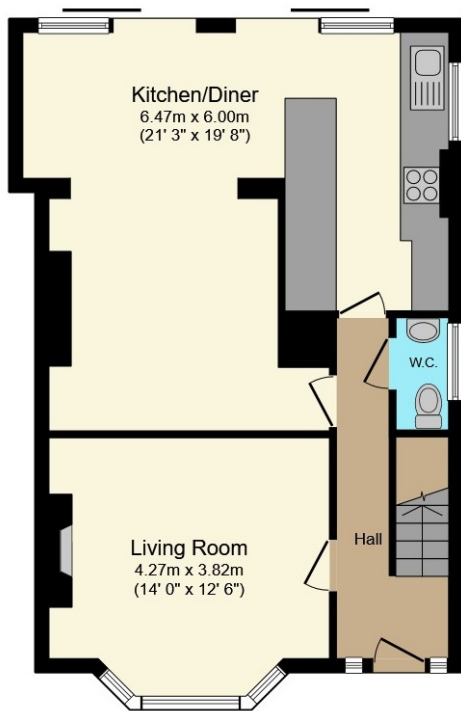
Up to 2000 Mbps



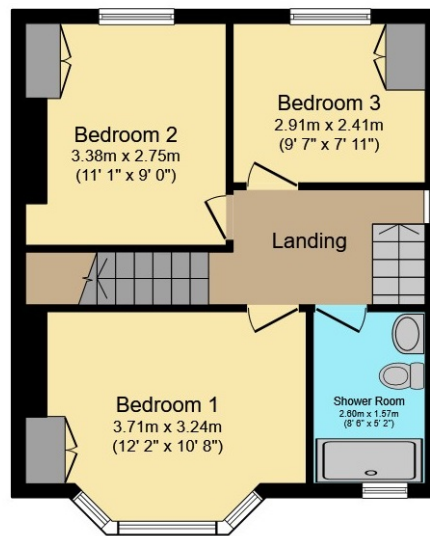
#### Council Tax

Band E

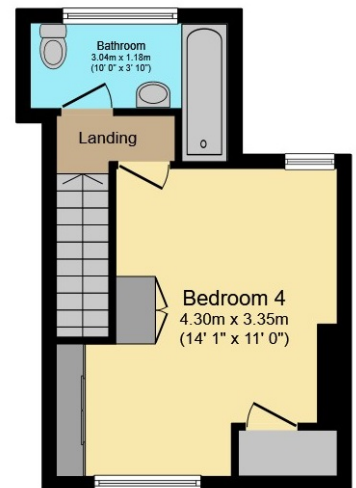




Ground Floor

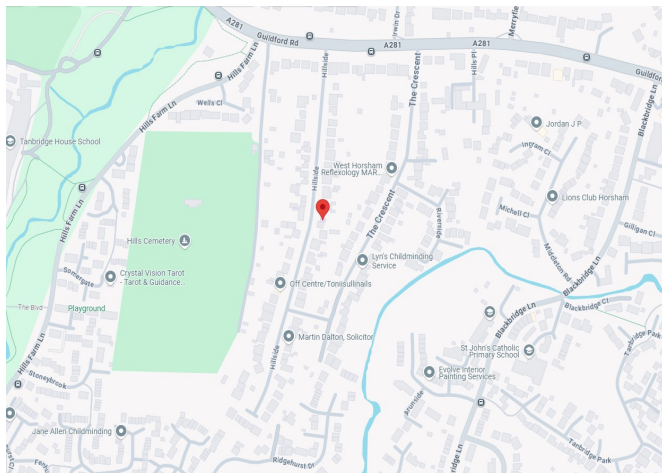


First Floor



Second Floor

## Map Location



Total Approximate Floor Area  
**1,385 sq ft / 129 sq m**

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	79
		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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