



**Harvesters  
Horsham, RH12 5TJ**

**Offers In Excess Of  
£575,000**

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



## LOCATION

This flexible detached house is conveniently located for access to a host of local amenities and schools, with a large convenience store set within a few minutes walk of the house. In addition, Littlehaven station, with its direct service to London Victoria, is less than a mile away, with a number of local bus routes and stops set close to the property. There is also a choice of schools close to the house, with North Heath Primary School only a couple of minutes walk and Holbrook School a short distance further. The market town of Horsham, with its wealth of restaurants, cafes and major retailers (including John Lewis) and smaller independent shops is easily accessible, as is the picturesque Horsham Park and Pavilions Leisure Centre & pool complex.

## PROPERTY

Tenure: Freehold

A fantastic detached home offering lots of flexibility for your family's needs. The front door of the property opens into a convenient porch with bundles of storage which leads through to a spacious hallway housing the staircase and allowing access to the downstairs WC, lounge/diner and kitchen. The extended lounge/diner measures at a vast 23'7" x 19' offering huge potential for how you lay the room out. It allows enough space for a large sofa and dining table, still with space to play with. The room also benefits from sliding doors out to the rear garden. The light and airy kitchen offers a range of floor and wall mounted units with built in appliances throughout. The kitchen has a clever opening to

the rear giving you a view into the lounge/diner. Off the kitchen can be found the internal entrance to the annexe. The annexe really does give this property so much flexibility for family living. Within the annexe currently you will find - double bedroom with own bathroom, which has been finished with a modern style white suite. Along the corridor you find the annexe kitchen with a range of floor and wall mounted white units. This room also boasts a skylight window flooding the room with natural light. Finally to the rear is the annexe lounge measuring at a generous 16'3" x 7'9" boasting views out to the rear garden with its own direct access. Moving upstairs in the main house you will find another four generous bedrooms with bedroom one and two benefiting from built-in wardrobes. The family bathroom is also accessed off of the large landing and has a white suite with shower over the bath including a large window for ventilation. The property has been upgraded in the last 4 years from warm air heating to gas radiators with a Worcester Bosch boiler and cavity wall insulation.

## OUTSIDE

To the front of the property is a large driveway allowing ample offroad parking. To the right of the property is a side gate running along the property giving direct access to the rear garden. This is mostly laid to lawn with a small patio area for garden furniture. Two sheds finish off this generous garden, perfect for storage.







#### Buses

3 minute walk



#### Shops

Coltsfoot Drive  
5 minute walk



#### Trains

Littlehaven – 1 mile  
Horsham – 1.1 miles



#### Airport

Gatwick  
11.5 miles



#### Roads

M23  
6.2 miles



#### Sport & Leisure

The Holbrook Club  
0.4 miles



#### Rental Income

£tbc pcm



#### Schools

North Heath Primary  
Kingslea Primary  
The Forest School  
Millais



#### Fibre Broadband

Up to 2000 Mbps

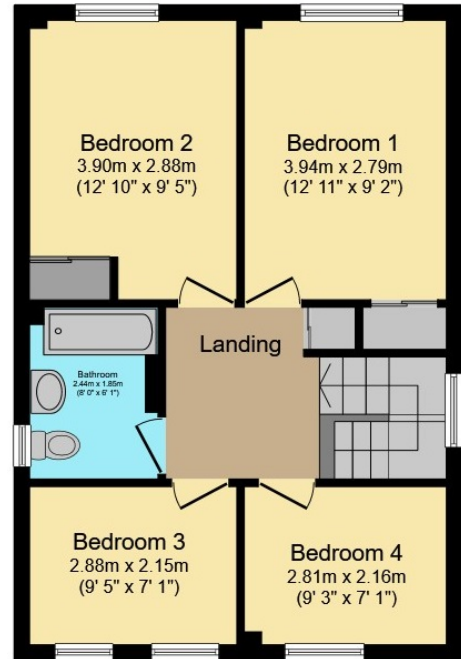


#### Council Tax

Band E

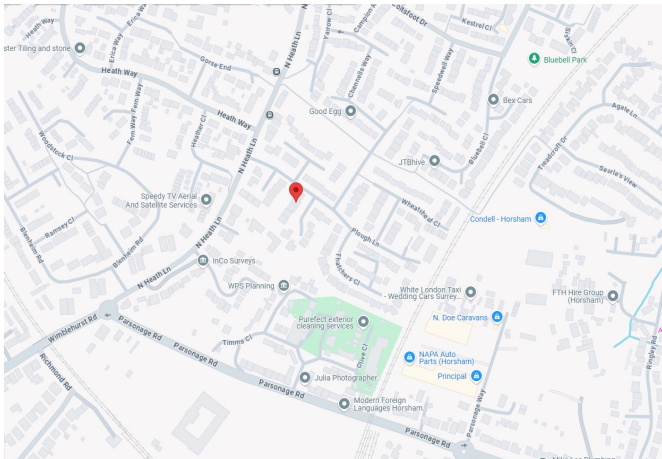


Ground Floor




First Floor

#### Map Location



Total Approximate Floor Area  
**1,585 sq ft / 147 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			
		72	82
England & 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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