



**Pollards Drive,
Horsham, RH13 5HH**

Offers in excess of £700,000

**01403 272022
brocktaylor.co.uk**

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

LOCATION : This impressive detached family home is located on one of Horsham's most popular roads, to the East of the town centre and just under 1 mile from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition there are a number of schools within close proximity, including Millais Girls School, together with Forest School, as well as Heron Way Primary School and Kingslea being 'a stones throw' from the house. This family home is also well positioned for leisure pursuits with Cottesmore Golf & Country Club a short distance away along with Leechpool and Owlbeech woodlands, ideal for dog walking or cycling within its 100 acres.

PROPERTY : The front door of this large detached family home opens into a convenient hall, providing the ideal space to remove coats and shoes before entering. From the hall you have access into the downstairs WC, the living area, dining room, kitchen and stairs rising to the first floor. A door from the hallway takes you into the living area a large space flooded with natural light, that also provided access to the garden through a large patio door. To the left of the hall way you will find a spacious dining room but it could also be used as a study depending on what you need, you also have the kitchen with a generous amount of room for appliances and furniture. To the first floor you will find three generous bedrooms. The 11'10" x 15'4" main bedroom boasts plenty of space for wardrobes, a dressing table or other furniture if desired, there is also a large windows either side of the room flooding the room with natural light. Completing the accommodation there are 2 further bedrooms, both of which are also great sizes, and a family bathroom. There is great potential to extend the property subject to the relevant planning constraints.

OUTSIDE : This property is set back from the road, with a large Driveway providing off street parking for 3-4 cars, that also leads to a Garage, which has a courtesy door to the side accessed through the garden. A gated side access leads through to the south facing Rear Garden, which has a large patio area, perfect for barbecues in the Summer months, that leads on to an expanse of lawn, creating the perfect space for children to play.





Buses

3 minute walk



Shops

Tesco Esso Express
13 minute walk



Trains

Littlehaven – 1.2 miles
Horsham – 1.0 miles



Airport

Gatwick
10.2 miles



Roads

M23
5.5 miles



Sport & Leisures

Pavilions in the Park
1.8 miles



Rental Income

£1,650 pcm



Schools
Heron way Primary
School
The Forest School
Milais



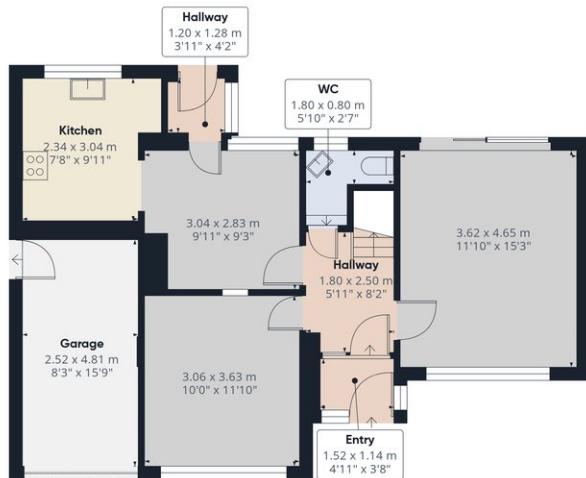
Fibre Broadband

Up to 900 Mbps



Council Tax

Band F


Ground Floor Building 1

Floor 1 Building 1

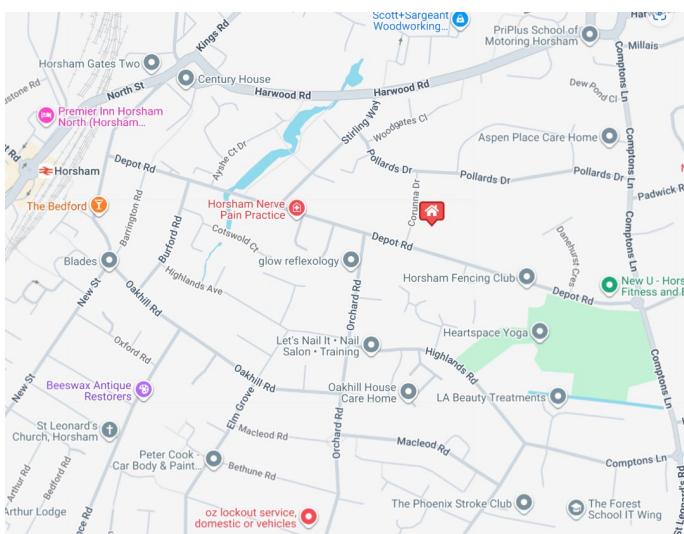
Approximate total area⁽¹⁾
125.9 m²
1357 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



**Total Approximate Floor Area
1357 ft²**

EPC Rating

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 67 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | 74 |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Viewing arrangements by appointment through **Brock Taylor**

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