



**Gorringes Brook, Horsham, West Sussex RH12 5HH**  
**Guide price £340,000**



## Gorringes Brook, Horsham

- NO CHAIN
- SEMI DETACHED
- GOOD LOCATION
- TWO BEDROOMS
- ALLOCATED PARKING
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND C
- SCOPE TO EXTEND STPP

A delightful two bedroom semi-detached house, set back from the road within a cul-de-sac with off road parking for one car.

### Location

The property is situated on the popular North side of Horsham just under 2 miles from the town centre. Both the Horsham & Littlehaven mainline stations are approximately 1.5 miles away, which provide services to London Victoria in just under an hour.

Horsham is a thriving town with a number of independent and high-street retail shops, cafes and restaurants, as well as several supermarkets including a Waitrose/John Lewis at home. By car the A281 & A264 are accessible within a short drive, connecting the road networks to London, Gatwick and the south coast.



& LINES  
*James*



### Property

A spacious two-bedroom house set upon a slightly elevated position within the cul de sac, the property is presented in good order with potential to both improve and extend STPP. Accommodation comprises: A good sized lounge, which has a bay window to the front filling the room with light and an attractive arch opening into the kitchen. The kitchen has a number of base level units and complementing work surfaces, an area of which has been utilised as a breakfast bar by the current occupier, a door leads to the rear garden.

Upstairs there are two bedrooms, a good-sized double and a further large single bedroom that overlooks the rear garden. The family bathroom, with shower over bath completes the accommodation.

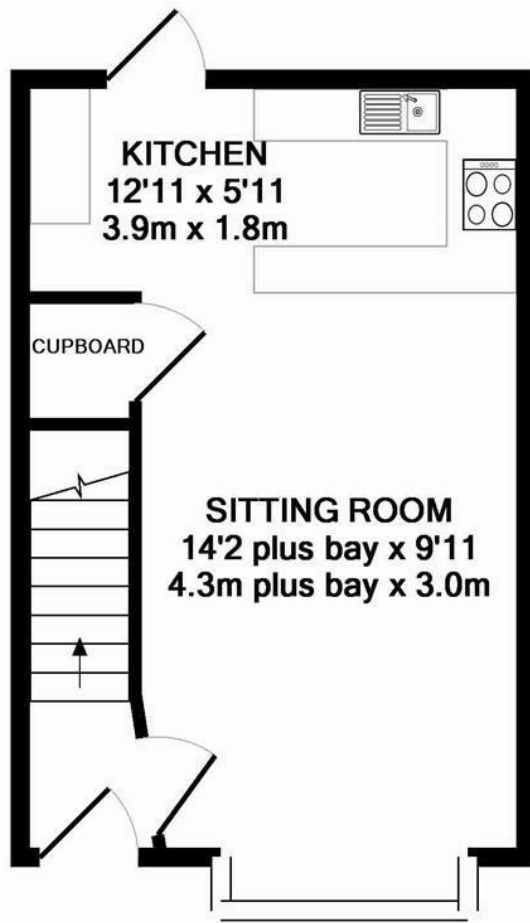
Additional benefits include double glazing and gas central heating.

### Outside

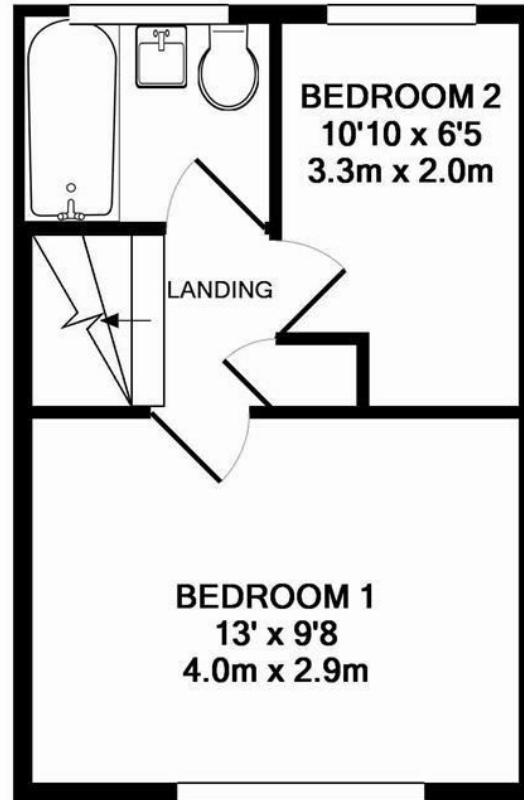
To the front is the allocated parking area shared with the neighbouring property. The rear garden is a good size and is predominately laid to lawn. At the side of the property a current lean-to is located allowing plenty of storage. This space also creates scope to extend subject to planning or to opportunity to access the front of the property.

The photos used were taken when the property was vacant, the property is now tenanted.



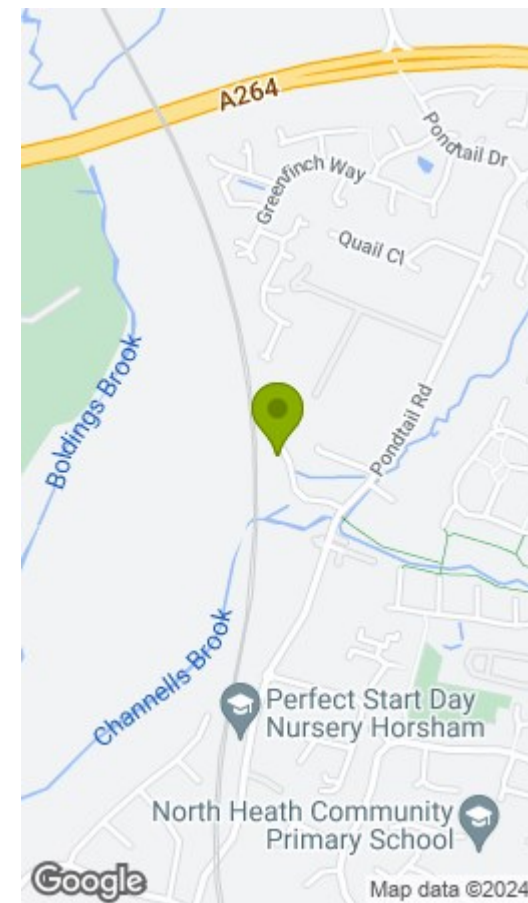


GROUND FLOOR



1ST FLOOR

Measurements are approximate and not to scale. Bedroom measurements do not take into account the fitted wardrobes. This plan is for illustrative purposes only and should only be used as such by any prospective tenant. No responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>69</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

