



Connells

Gorrings Brook
Horsham

Gorringes Brook Horsham RH12 5HH

for sale
£325,000



Property Description

This two-bedroom mid terraced home, built in the 1990's with a good size private garden, driveway parking and with **NO ONWARD CHAIN**.

The property is situated on a popular development, close to excellent schools, major transport links, country walks and town centre. The accommodation comprises: entrance hall, lounge/dining room, separate kitchen and the added benefit of a spacious conservatory which leads onto the private rear garden. On the first floor there are two bedrooms and a family bathroom.

To the front is a driveway providing off road parking and to the rear is a good size garden with good privacy.

This home is not to be missed and a viewing is highly recommended as it is offered with **NO ONWARD CHAIN**.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

Hall

Lounge / Diner

14' 1" (max) x 9' 8" (max)
(4.29m (max) x 2.95m (max))

Kitchen

12' 9" (max) x 6' 1" (max)
(3.89m (max) x 1.85m (max))

Conservatory

12' 8" (max) x 9' 6" (max)
(3.86m (max) x 2.90m (max))

First Floor

Landing

Bedroom 1

10' 7" (max) x 6' 3" (max)
(3.23m (max) x 1.91m (max))

Bedroom 2

10' 7" (max) x 6' 3" (max)
(3.23m (max) x 1.91m (max))

Bathroom

5' 6" (max) x 6' 3" (max)
(1.68m (max) x 1.91m (max))

External

Off Road Parking

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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