

Chennells Brook House North Heath Lane, Horsham, West Sussex,  
RH12 5PJ

Guide Price £875,000





## LOCATION

We are delighted to bring to the market this character filled four bedroom detached house with a fabulous two bed annexe in a popular location in Horsham. Located just under two miles from Horsham town centre with its wealth of shops, cafes and restaurants, this property is also conveniently located for the Coltsfoot Drive shopping parade, which boasts a chemist, Budgens, Post Office, beauticians, hairdressers, café and takeaway. It is also within easy walking distance of Littlehaven Station with its regular trains to London and two very good primary schools, Holbook and North Heath. Finally, it is also within walking distance of the recently constructed Bohunt Secondary school and is also in the catchment for Millais and Forest schools.

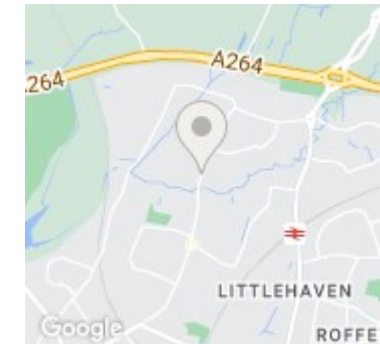


Open House Horsham



Total area: approx. 169.9 sq. metres (1829.1 sq. feet)

Total measurements include garage  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	