



**Brushwood Road,  
Horsham, RH12 4PE**

**Offers Over  
£625,000**

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



## Brushwood Road, Horsham, RH12 4PE



### LOCATION

Brushwood Road is situated on the north-eastern side of Horsham, within convenient reach of local schools, shops and transport connections. St Robert Southwell Catholic Primary School is nearby, with Oakfields Primary School and All Saints C of E Primary School also serving the surrounding area. Littlehaven railway station is within easy reach and provides regular services towards London and the South Coast. Local convenience stores and bus routes are available nearby, while Horsham town centre offers a wider range of shops, restaurants, leisure facilities and services. Leechpool Woods also provides established woodland walks and opportunities for outdoor recreation close to the property.

### PROPERTY

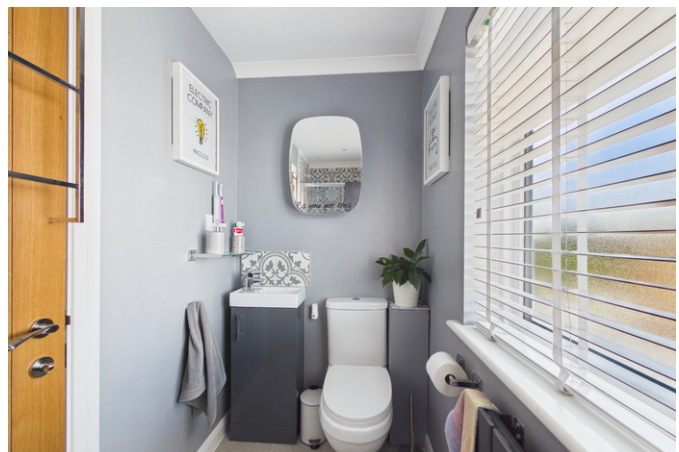
This beautifully presented four-bedroom family home has been thoughtfully extended and finished to an impressive standard throughout, creating flexible accommodation ideally suited to modern family life. The ground floor offers a generous sitting room, a separate dining room, a second reception room currently arranged as a playroom, a dedicated home office, a stylish fitted kitchen, a useful downstairs cloakroom and a bright conservatory overlooking the garden.

The principal reception room provides excellent space for relaxing, while the separate dining room is ideal for family meals and entertaining. The playroom offers valuable flexibility and could equally serve as an additional sitting room, hobby room or further workspace. The office is positioned separately, making it well suited to home working without compromising the main living areas.

Upstairs are four well-proportioned bedrooms, including a generous principal bedroom, together with a contemporary family bathroom finished to a high standard. Air-conditioning is installed throughout the house and can also be used for heating, while the property additionally benefits from a combi boiler and central heating system. Modern flooring, stylish finishes and carefully selected fittings complete this genuine turn-key home, offering versatile family accommodation, excellent comfort and a consistently high standard of presentation throughout for buyers.

### OUTSIDE AND PARKING

The property enjoys a generous, enclosed rear garden, providing an excellent setting for families, entertaining and outdoor relaxation. A broad paved terrace adjoins the house and conservatory, creating ample room for outdoor seating and dining. Beyond this is a substantial lawn, complemented by established planting beds and space for children's play equipment. Two useful garden stores provide practical storage for tools, bicycles and seasonal items. The garden feels private, secure and well suited to everyday family life. Off-road parking is available at the front of the property, a driveway with parking for 2 cars.







**Buses**

3 minute walk



**Shops**

Tesco Express  
7 minute walk



**Trains**

Horsham – 1.8 miles  
Littlehaven – 0.8 miles



**Airport**

Gatwick  
9.4 miles



**Roads**

M23  
5.1 miles



**Sport & Leisures**

Pavilions in the Park  
2 miles



**Rental Income**

£tbc pcm



**Schools**

Littlehaven Infant  
Bohunt  
St Robert Southwell



**Fibre Broadband**

Up to 1130 Mbps



**Council Tax**

Band F



Approximate total area<sup>(1)</sup>  
132 m<sup>2</sup>  
1420 ft<sup>2</sup>

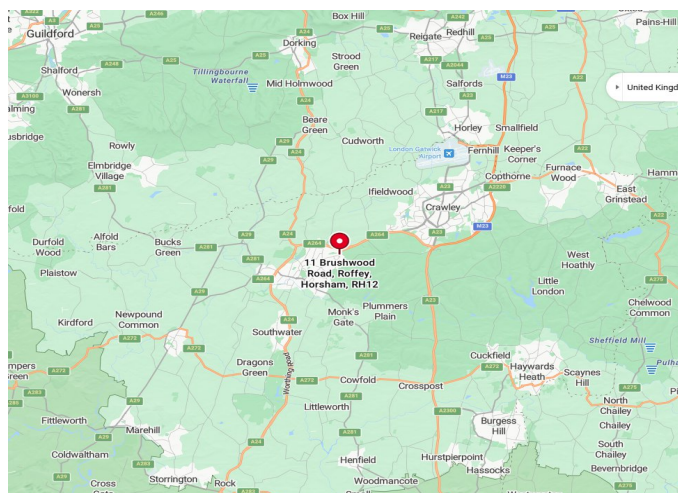
(1) Excluding balconies and terraces

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

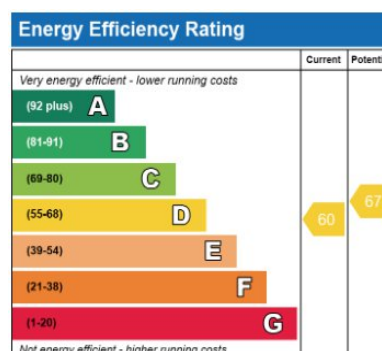
GIRAFFE360



## Map Location



## EPC Rating



Viewing arrangements by appointment through Brock Taylor

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