



**Farley Close
Horsham RH12 3GJ**

**Per Calendar Month
£2,600.00**

LOCATION Wickhurst Green is a popular development within 2 miles of Horsham town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre in Broadbridge Heath as well as the Pavilions Leisure Centre with swimming pool close to Horsham Park.. There are some beautiful walks and cycle rides in the immediate countryside and further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25

THE PROPERTY This stylish four bedroom family home has been designed with a focus on light and space offering bright generous accommodation across three floors. On the ground floor is a spacious hallway with doors leading to a large WC,

Kitchen and open plan Living Space. The contemporary style Kitchen is fitted with integral appliances and is open plan to the impressive Living/Dining area. This room has a real wow factor about it with a partially vaulted ceiling with three sky lights and over - looking the rear garden are a wall of windows that flood the room with light. To the first floor are three generous bedrooms and a modern family bathroom fitted with a white suite and chrome fittings. The stunning Master Suite is a particular feature of the property with built -in wardrobes, a large double bedroom, which is double aspect, and an En-Suite shower room. To the second floor, is the fourth double bedroom with En-Suite.

OUTSIDE To the front of this spacious family home is a driveway, providing off-street parking. A footpath leads to the front door with low maintenance Astro either side. The driveway leads to the integral Garage which has an up and over door, power and lighting and a courtesy door opening to the Rear Garden. The attractive Rear Garden offers an area of block paved patio, decking and water feature. The property is on a private road and overlooks a beautiful open space with 2 mature oak trees.





Buses

3 mins walk



Shops

Co-op
3 mins walk



Trains

Horsham
2.6 miles



Airport

Gatwick
15 miles



Roads

M23



Sport & Leisure

The Bridge
0.8 miles



Rental

£2,650 pcm



Schools

Arunside & Tanbridge



Broadband

Up to Mbps



Council Tax

Band
E



Approximate total area⁽¹⁾

1290.6 ft²
119.9 m²

Reduced headroom
7.33 ft²
0.68 m²

(1) Excluding balconies and terraces

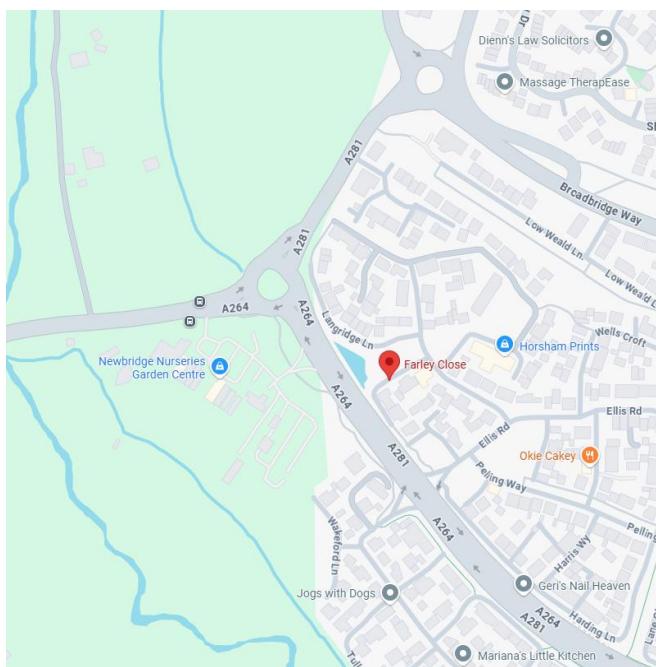
Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS PMS 3C standard.

GIRAFFE360

Map Location



**Total Approximate Floor Area
1,291 sq ft / 120 sq m**

**Viewing arrangements by
appointment through Brock Taylor**

**01403 272002
horshamlettings@brocktaylor.co.uk**