



**Elgar Way,
Horsham, RH13 6RH**

**Asking Price
£535,000**

**01403 272022
brocktaylor.co.uk**

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

LOCATION

Set within the highly regarded Forest Walk development, this home enjoys a peaceful residential setting with woodland walks just moments away, perfect for families, dog walkers and anyone who enjoys the outdoors. The area is well served by local shops, schools and recreational spaces, creating a strong community feel. Excellent road links via the A264 and A23 provide convenient access to surrounding towns and the south coast, while Horsham town centre offers a vibrant mix of shopping, dining and leisure facilities. With a mainline station providing direct services to London and the coast, this location balances tranquillity with connectivity.

PROPERTY

This attractive three bedroom detached family home is beautifully presented and offered for sale with no onward chain, making it an ideal move for buyers seeking a smooth purchase. The property offers well balanced accommodation throughout, designed for comfortable modern living.

The ground floor features a welcoming entrance hall leading to a bright and spacious lounge/diner, providing a versatile open-plan space ideal for both everyday family life and entertaining. The kitchen is thoughtfully arranged with good storage and workspace, and benefits from an adjacent utility area to keep laundry and appliances neatly tucked away. A convenient cloakroom completes the downstairs layout.

Upstairs, the principal bedroom enjoys the luxury of a dressing area and a private en suite shower room, creating a calm and practical retreat. Two further bedrooms are well proportioned and served by a family bathroom.

Overall, this is a home that feels light, functional and inviting, with a layout that suits both growing families and downsizers wanting space without compromise. Its presentation allows a buyer to move straight in and enjoy.

OUTSIDE & PARKING

To the front, the property benefits from a private driveway leading to an integral garage, providing off road parking and additional storage. The rear garden has been thoughtfully landscaped and is mainly laid to lawn with established flowers and shrubs adding colour and privacy. It offers a pleasant space for children to play, summer dining or simply relaxing outdoors. The garden strikes a lovely balance between being attractive and manageable, appealing to those who want outdoor space without heavy upkeep. Overall, the outside space complements the home perfectly and enhances its family friendly appeal.





Buses

5 minute walk



Shops

Sainsbury's Local
8 minute walk



Trains

Littlehaven – 1.4 miles
Horsham – 1.7 miles



Airport

Gatwick
11.9 miles



Roads

M23
4.6 miles



Sport & Leisures

Pavilions in the Park
1.9 miles



Rental Income

£2,000 pcm



Schools

Leechpool Primary
Oakfields Primary
Millais
The Forest School



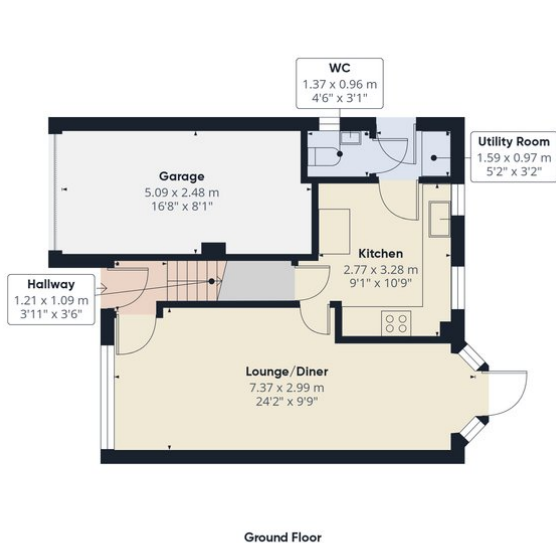
Fibre Broadband

Up to 1600 Mbps



Council Tax

Band E



Ground Floor



Floor 1

Approximate total area⁽¹⁾
83.9 m²
904 ft²

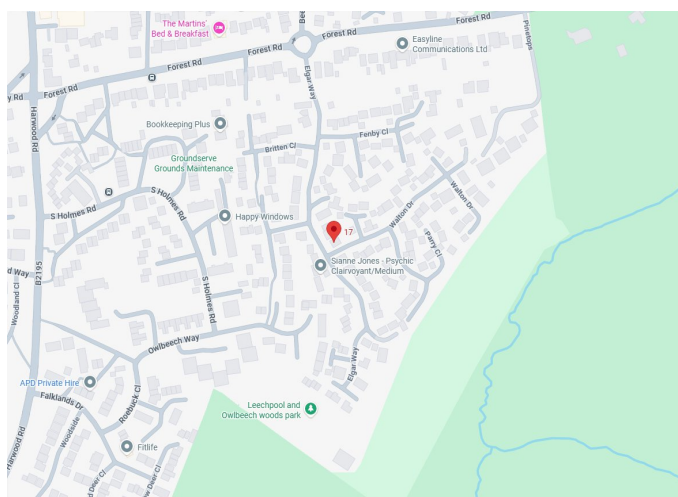
(1) Excluding balconies and terraces

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

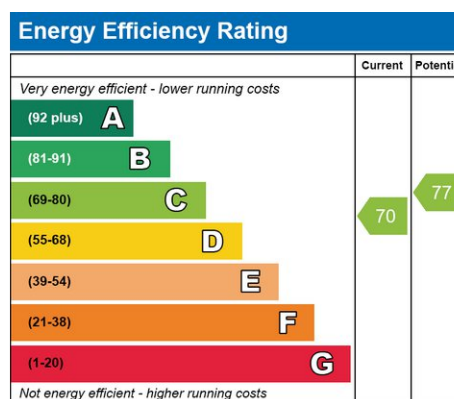
GIRAFFE360



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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