



**Hillmead,  
Horsham, RH12 2PU**

**Asking Price £550,000**

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**01403 272022**  
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**Residential sales, lettings,  
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## LOCATION

Situated in a convenient and well-regarded residential position, Hillmead is within easy reach of Horsham town centre and the mainline railway station, which offers direct services to London. The property is especially appealing for families: it lies close to Greenway Academy, a local primary school. It is also near Trafalgar Community Infant School, a welcoming school with close links to Greenway Junior, supporting smooth transitions for young children. Tanbridge House School serves older children nearby, adding a strong secondary option. This blend of schooling, town amenities, and transport links makes the location very practical for everyday life and commuting.

## PROPERTY

Tenure: Freehold

This well presented home offers spacious and versatile accommodation across two levels, arranged to suit modern family living. On the ground floor, the sitting room is bright and welcoming, providing an ideal space for relaxation and entertaining. To the rear, a conservatory adds valuable additional living space and enjoys pleasant garden views, making a light-filled area suitable for dining, a playroom or second reception. The kitchen is fitted with a range of units offering ample storage and work surface space, with room for appliances and practical access through to the conservatory and garden beyond.

On this main floor, there are two bedrooms, both well proportioned and thoughtfully arranged, providing flexibility for family use, guests, or a home office. A good sized bathroom serves the ground floor bedrooms.

Upstairs, a third bedroom provides additional accommodation, useful as a master suite, guest room, or study—now clearly noted with its own en-suite bathroom, giving the home a useful mix of sleeping space without feeling oversized. The home is neutrally decorated throughout, allowing buyers to move straight in while offering scope to personalise over time. In addition, the property benefits from a garage, providing excellent storage or further potential, subject to the necessary consents.

## OUTSIDE & PARKING

Externally, the property benefits from a private rear garden, mainly laid to lawn with patio seating area, ideal for outdoor dining and relaxation. The garden is enclosed, making it suitable for families and pets. To the front, there is driveway parking providing convenient off-road space. The residential setting offers a pleasant neighbourhood feel, with minimal through traffic. The outside space complements the internal accommodation well, delivering a practical and manageable garden alongside useful parking provision in this highly convenient Horsham location.





**Buses**

3 minute walk



**Shops**

Budgens  
5 minute walk



**Trains**

Horsham – 1.4 miles  
Littlehaven – 2.4miles



**Airport**

Gatwick  
15.8 miles



**Roads**

M23  
7.1 miles



**Sport & Leisures**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,800 pcm



**Schools**

Trafalgar Infant  
Greenway Junior  
Tanbridge House



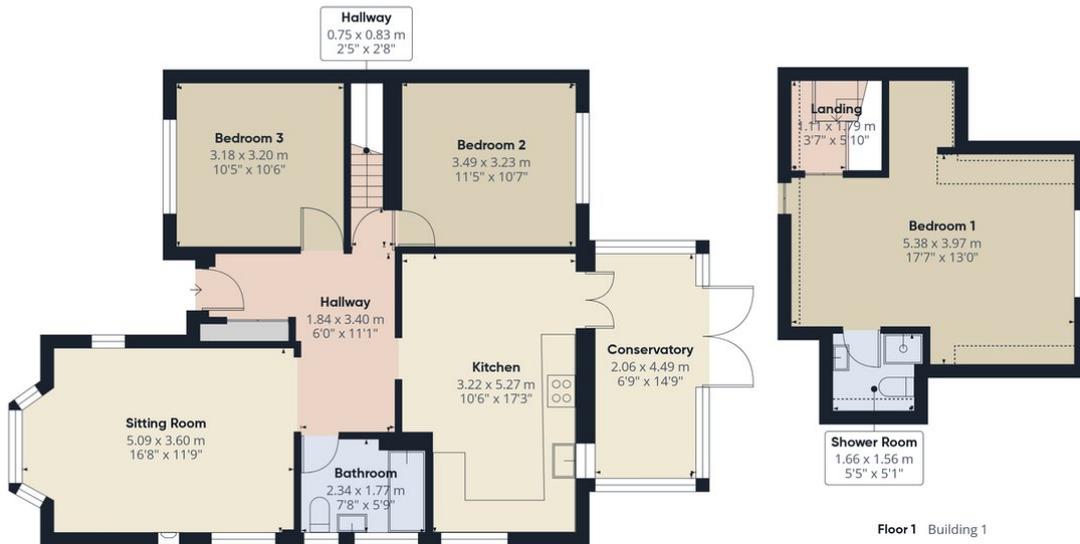
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band E



Floor 1 Building 1

Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
127.5 m<sup>2</sup>  
1373 ft<sup>2</sup>

Reduced headroom  
3.1 m<sup>2</sup>  
33 ft<sup>2</sup>

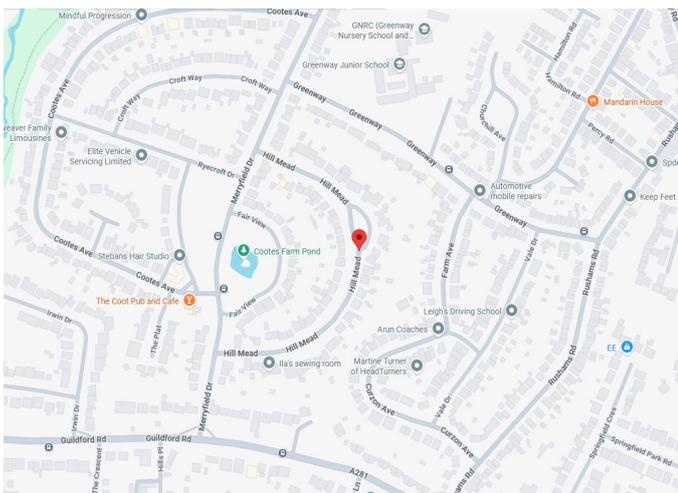
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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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