Brock Taylor.

Sales.







The Foresters, Compton Lane,
Horsham, RH13 5PW

Offers Over
£375,000

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Residential sales, lettings,
land and new homes.

The Foresters, Compton Lane,
Horsham, RH13 5PW

1 2 2

LOCATION

A well presented mid terrace property set in one of Horsham's most sought after locations, within a few minutes' walk of both Millais and The Forest secondary schools and only a short distance further from Heron Way Primary school. The property is conveniently located for access to Horsham town centre with its wealth of restaurants, bars and cafes, as well as a diverse range of national and independent retailers. In addition, the property offers the near perfect balance of being set close to St Leonard's Forest, with hundreds of acres of open countryside ideal for long afternoon walks or cycle rides, whilst also retaining good access to all major road and rail networks including the A23/M23, A264 and Horsham mainline station.

PROPERTY

Tenure: Freehold

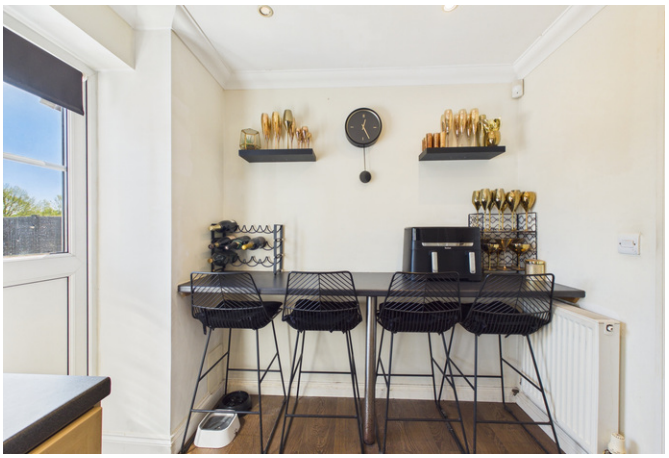
The property is a freehold terraced house and offers well-proportioned accommodation arranged across two floors. The ground floor features a living room with ample space for sofas and other furniture. The room also has large patio doors that lead seamlessly out to the garden. To the side of the living room is a spacious kitchen/dining room, which has a good range of floor and wall mounted units, extensive work surfaces, and a door to the garden.

On the first floor, you will find two double bedrooms, both featuring ensuite bathrooms and plenty of space for wardrobes and additional storage. The property also features a downstairs WC for extra convenience.

GARDEN

The large path to the front of the property sets it back from the road and leads to generously sized front garden and the front door. The East-facing rear garden is a great size and accessed from the property via the kitchen or living room at the rear. The garden is a low-maintenance space with a patio followed by laid shingle and is the perfect area to enjoy al fresco dining in the sunshine. Another convenient bonus the house offers is the use of a covered car port with allocated parking, accessed just round the side of the property. It also features a separate storage space, perfect for garden tools, golf clubs or bicycles.















Buses

2 minute walk

Shops

Tesco Ecpress
7 minute walk

Trains

Horsham – 1 mile
Littlehaven – 1.9 miles

Airport

Gatwick
12 miles

Roads

M23
6.4 miles

Sport & Leisures

Pavilions in the Park
1.1 miles

Rental Income

£1,600 pcm

Schools

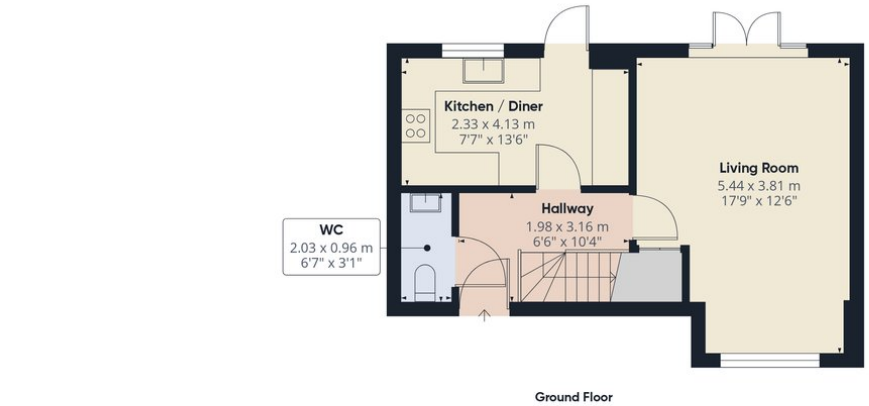
Heron Way
The Forest School
Millais

Fibre Broadband

Up to 5000 Mbps

Council Tax

Band D



Ground Floor



Floor 1

Approximate total area(1)

70.2 m²
755 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.

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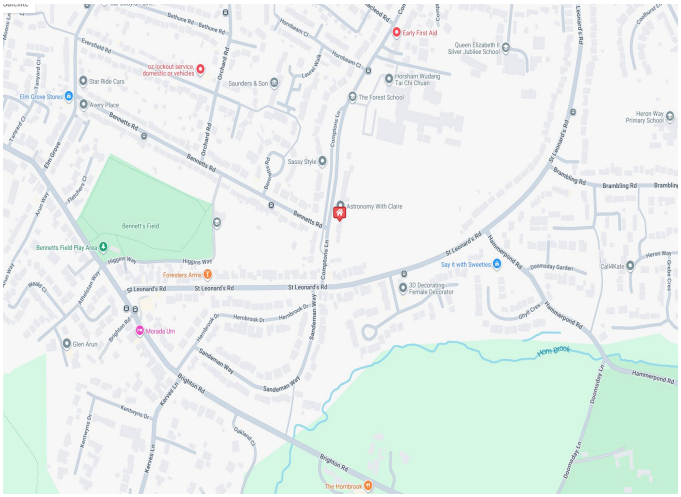
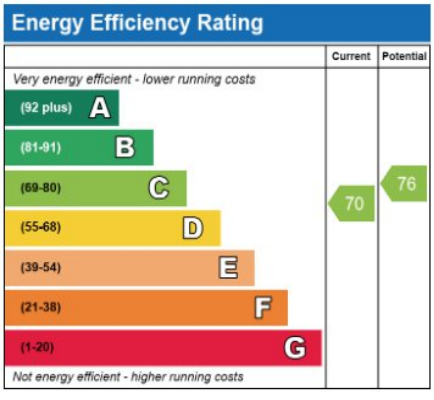
Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.