



**Bostock Avenue
Horsham, RH12 4EY**

**Offers Over
£475,000**

**01403 272022
brocktaylor.co.uk**

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

Bostock Avenue, Horsham, RH12 4EY

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LOCATION

Situated in a desirable North Horsham location, Bostock Avenue offers a quiet yet convenient setting. It's within walking distance of both Littlehaven and Horsham stations, with excellent commuter links to London. Local schools, shops, green spaces, and play parks are all nearby - including Holbrook Primary School and North Heath Community Primary. This address also benefits from immediate rear garden access to the cricket pitch, perfect for dog walking, family play, or cricket lovers. The area is well-connected by road and public transport, making it a popular choice for families and professionals alike.

PROPERTY

This well-presented three-bedroom, three-storey semi-detached home offers a flexible layout and fantastic future potential. The ground floor features a bright lounge with fireplace, a spacious open-plan kitchen/diner with doors to the garden, and a welcoming hallway. The first floor includes two double bedrooms, a large single, and a modern family bathroom.

A major advantage is the existing staircase to the loft, which is already floored and ready for conversion into a fourth bedroom, home office, or playroom (STPP). The home is neutrally decorated and move-in ready, with excellent natural light throughout.

Outside, you'll find a detached outbuilding offering ideal potential for a home office, plus a private garden with direct access to the cricket pitch. This is a rare opportunity to secure a home with space, scope, and a direct connection to the outdoors.

OUTSIDE & PARKING

The landscaped rear garden is a standout feature, beautifully arranged with a combination of decking, lawn, flower beds, and an established pond that brings a calm, natural charm to the space. A rear gate offers private direct access onto the cricket pitch, creating a unique outlook and endless opportunities for dog walks, play, or sport. The garden also features a detached outbuilding, offering excellent potential for conversion into a home office. To the front, there's a tidy paved driveway with off-street parking for multiple vehicles, making the outdoor space both attractive and highly functional.





Buses

3-minute walk



Shops

Co-op Food
8 minutes



Trains

Horsham – 1.4 miles
Littlehaven – 0.8 miles



Airport

Gatwick
10.4 miles



Roads

M23
4.8 miles



Sport & Leisure

Pavilions in the Park
1.5 miles



Rental Income

£1,895 pcm



Schools

Leechpool
The Forest School
Millais
Bohunt



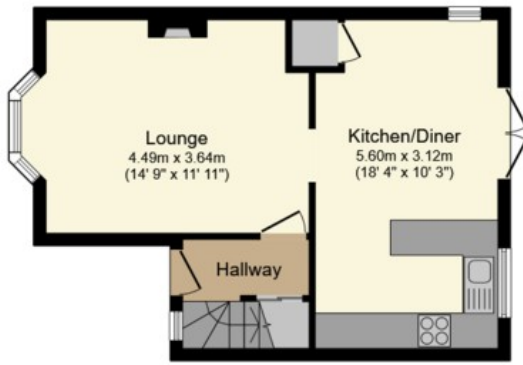
Broadband

Up to 850 Mbps



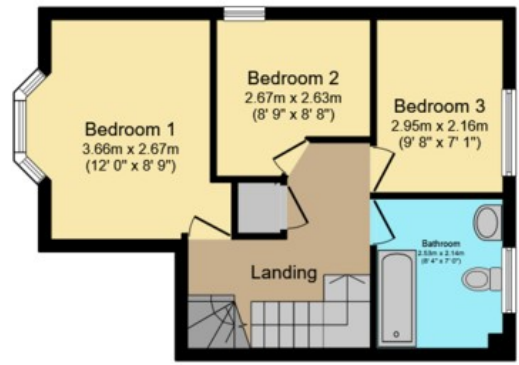
Council Tax

Band C



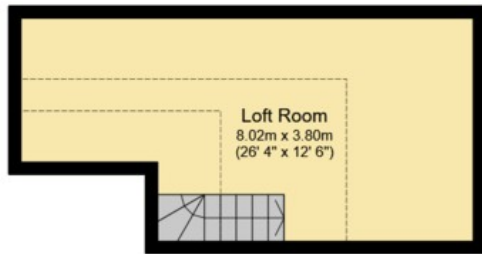
Ground Floor

Floor area 39.2 sq.m. (422 sq.ft.)



First Floor

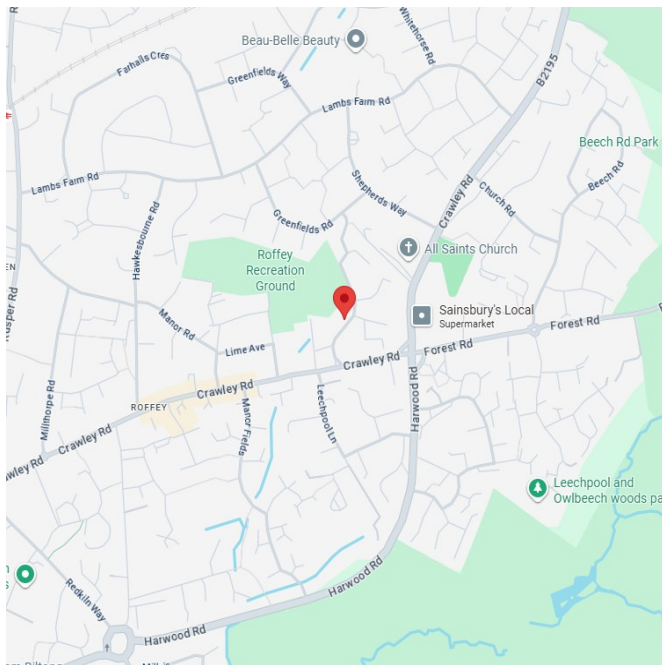
Floor area 39.4 sq.m. (425 sq.ft.)



Second Floor

Floor area 26.2 sq.m. (281 sq.ft.)

Map Location



Total Approximate Floor Area
1,128 sq ft / 105 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 not 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.

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