



**Roffye Court,  
Horsham, RH12 4DT**

**Offers In Excess Of  
£400,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

## LOCATION

The property is well positioned within an established residential area, offering a quiet setting while remaining convenient for everyday amenities. Local shops, schools and leisure facilities are all within easy reach, making it ideal for families and professionals alike. Excellent transport links nearby provide straightforward access to surrounding towns and commuter routes, while green spaces and parks add to the appeal for those who enjoy outdoor activities. The location strikes a great balance between practicality and lifestyle, offering a settled neighbourhood feel without sacrificing connectivity.

## PROPERTY

Tenure: Freehold

This well-presented home offers bright, well-proportioned accommodation arranged over two floors and has been maintained to a good standard throughout. The ground floor features a welcoming living space with plenty of natural light, creating a comfortable area for both relaxing and entertaining. The modern fitted kitchen provides ample storage and worktop space, with a practical layout suited to everyday use.

To the rear, a spacious conservatory extends the living accommodation and is currently utilised as a home gym, though it would also suit a variety of uses such as a dining area, playroom or additional sitting space. Upstairs, the property offers well-sized bedrooms, each finished in neutral tones, allowing a purchaser to move straight in while still offering scope for personalisation. The bathroom is neatly presented and fitted with contemporary fixtures. Overall, the property combines versatile living space with a light, modern feel, making it an attractive option for a range of buyers.

## OUTSIDE AND PARKING

Externally, the property benefits from a private rear garden, mainly laid to lawn with paved areas providing space for outdoor seating and entertaining. The garden is enclosed, offering a good degree of privacy. To the front and side, the property features off-road parking along with the added advantage of a garage, providing secure storage or additional parking. The outside space is practical, low maintenance and well suited to both families and those who enjoy spending time outdoors.





**Buses**

1 minute walk



**Shops**

Co-op Food  
2 minute walk



**Trains**

Littlehaven – 0.7 miles  
Horsham – 1.1 miles



**Airport**

Gatwick  
10.5 miles



**Roads**

M23  
4.9 miles



**Sport & Leisures**

Pavilions in the Park  
1.3 miles



**Rental Income**

£1,900 pcm



**Schools**

Oakfields Primary  
Leechpool Primary  
The Forest School



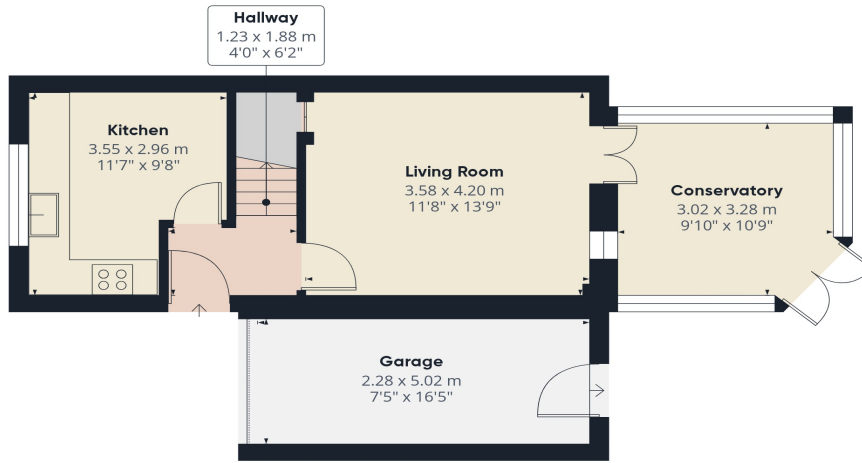
**Fibre Broadband**

Up to 2000 Mbps

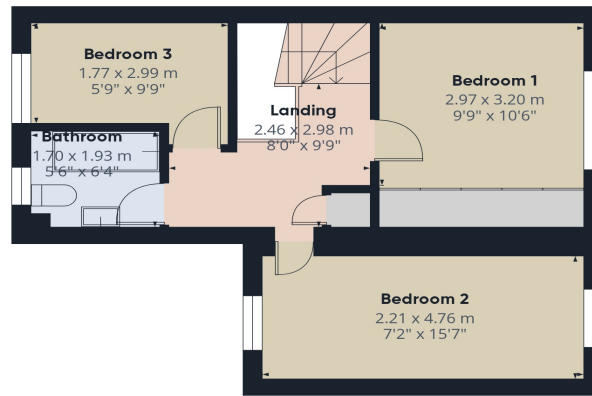


**Council Tax**

Band D



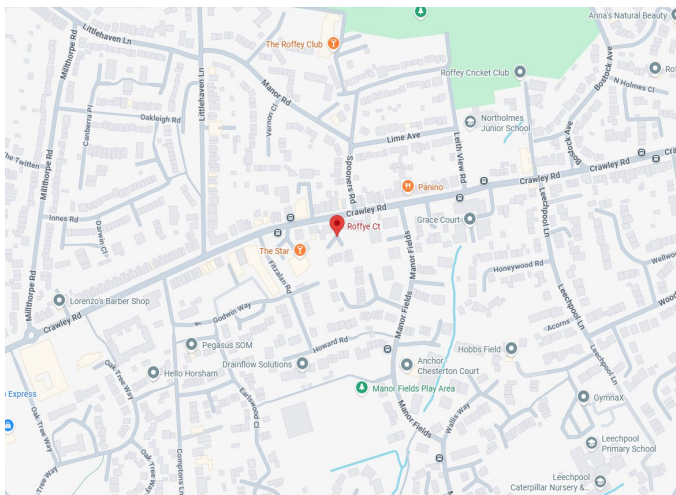
Ground Floor



Floor 1



Map Location



Total Approximate Floor Area  
**937 sq ft / 87.2 sq m**

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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.