



Longhurst Avenue, Horsham RH12 1BH

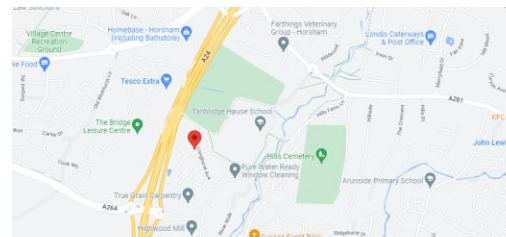
 1  2  1

PROPERTY The front door opens into a Hall, which has sliding doors opening into the separate and stylish Kitchen, that is fitted with a range of modern, floor and wall mounted units, with integrated appliances, while the living/dining area, has plenty of space for a dining table and sofas, with double French doors leading out to the Rear Garden. To the First Floor is a large Family Bathroom, with a shower above the bath, and two double Bedrooms, both benefitting from built in wardrobes. The property also benefits from under floor gas heating to the ground floor, double glazing and is offered on an unfurnished basis.

OUTSIDE To the front of the property there is a small well maintained front garden and one allocated parking space directly outside the house. To the rear of the property is a low maintenance garden that is mainly laid to lawn but benefiting two patio areas and storage shed and side access.



Map Location



EPC Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 c	
55-68	D		
39-54	E		

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.

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

01403 272002
brocktaylor.co.uk

2-4 East Street, Horsham, West Sussex, RH12 1HL



Buses
5 mins walk



Shops
Tesco Extra
5 mins walk



Trains
Horsham
3.1 miles



Sport & Leisure
The Bridge
1.7 miles



Airport
Gatwick
13.5 miles



Schools
Arunside
Tanbridge House



Broadband
Up to 67Mbps



Roads
M23



Council Tax
Band D

**Viewing arrangements by
appointment through :**

Brock Taylor
01403 272002
horshamlettings@brocktaylor.co.uk

