



**Shandys Close,
Horsham, RH12 1TY**

**Asking Price
£410,000**

**01403 272022
brocktaylor.co.uk**

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

Shandys Close, Horsham, RH12 1TY



LOCATION

This 3 bedroom family home is set within a small cul de sac on the ever-popular Hills Farm Development, located to the west of Horsham and offering good access to the A24 and A281. The property is also set within a short walk of both Tanbridge House School and Arunside Primary School and is close to local shops, including Tesco Extra in Broadbridge Heath. Horsham's River Walk is also very easily accessible and perfect for long walks. The property is well positioned in Horsham and within walking distance of the thriving historic market town centre with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote.

PROPERTY

Tenure: Freehold

This well-presented three-bedroom end-of-terrace home offers a practical and comfortable layout, ideal for families or first-time buyers. The property features two generous double bedrooms and a single bedroom, along with a modern family bathroom fitted with a classic white suite and a shower over the bath.

The fitted kitchen provides ample storage and workspace, flowing seamlessly into a dedicated dining area—perfect for everyday living and entertaining. From here, a bright conservatory extends the living space, creating a relaxing spot with direct access to the garden, ideal for indoor-outdoor living.

OUTSIDE

Externally, the property benefits from a private east-facing rear garden, ideal for enjoying morning sunshine and outdoor relaxation. It also includes allocated parking for added convenience. To the front, the property enjoys a pleasant outlook overlooking the River Arun, providing a peaceful and attractive setting.





Buses

2 minute walk



Shops

5 minute walk



Trains

Horsham – 1.6 miles
Littlehaven – 2.7 miles



Airport

Gatwick
15.9 miles



Roads

M23
7.6 miles



Sport & Leisures

The Bridge Leisure Centre
1.1 miles
Pavilions in the Park
1.7 miles



Rental Income

£1,750 pcm



Schools

Arunside Primary
Tanbridge House



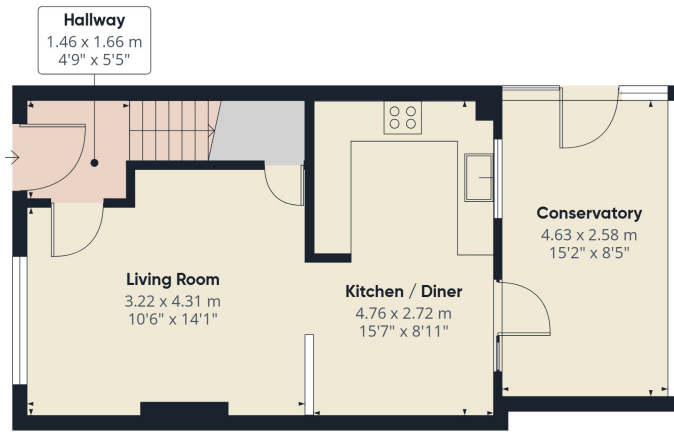
Fibre Broadband

Up to 2000 Mbps

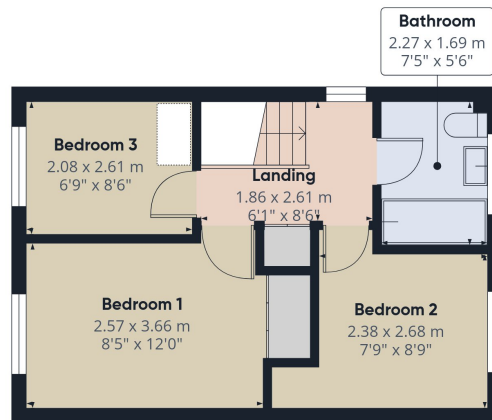


Council Tax

Band D



Ground Floor



Floor 1



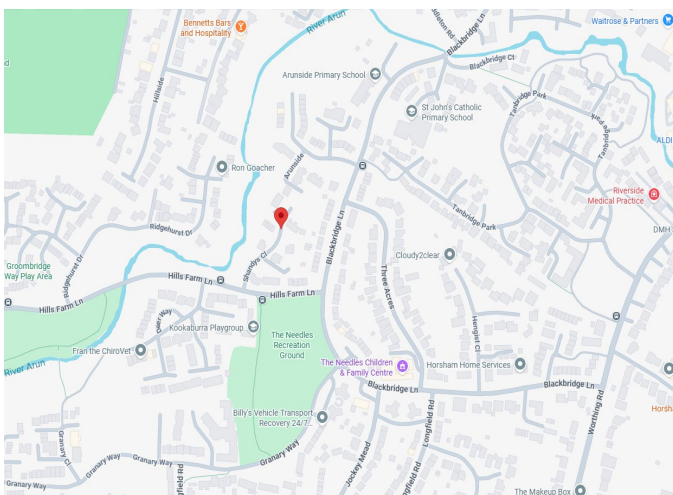
Approximate total area⁽¹⁾
76 m²
819 ft²

(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.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(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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