



Gorringes Brook, Horsham

Guide Price £375,000

Henry Adams
estate agents

Gorringes Brook

Horsham

This well presented two bedroom property is situated on a popular development, in a quiet cul-de-sac close to excellent schools, major transport links, country walks and town centre.

The accommodation comprises:

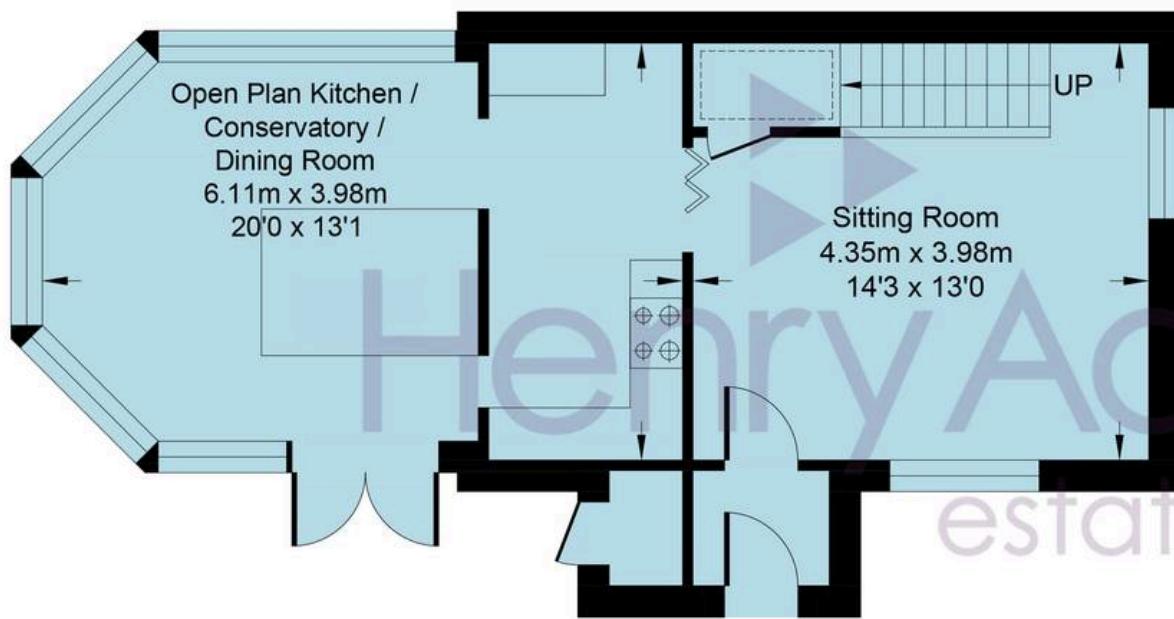
Entrance hall, with storage for coats, shoes etc and a lovely spacious lounge and separate modern kitchen and the added benefit of a light and airy spacious conservatory/ sun room which is being used as a dining room which leads onto the private rear garden with patio area, perfect for outside dining.

On the first floor are two bedrooms, the main bedroom has fitted wardrobes and plenty of storage and a modern family bathroom.

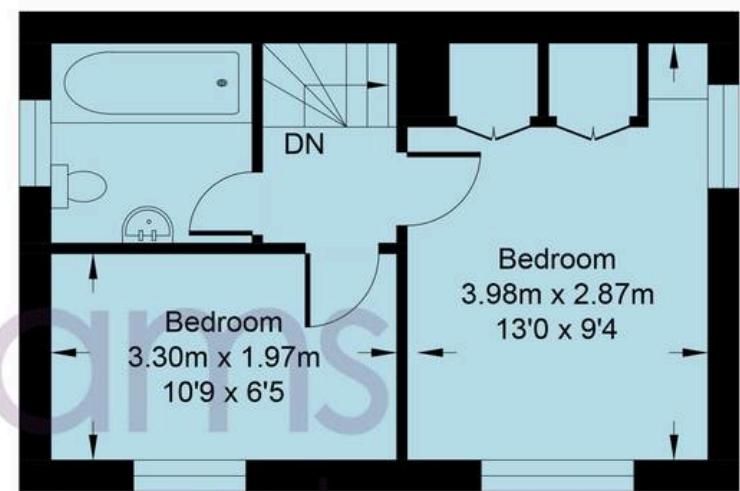
To the front is a driveway providing off road parking and to the rear is a good size garden with good privacy and a large shed for storage.







GROUND FLOOR



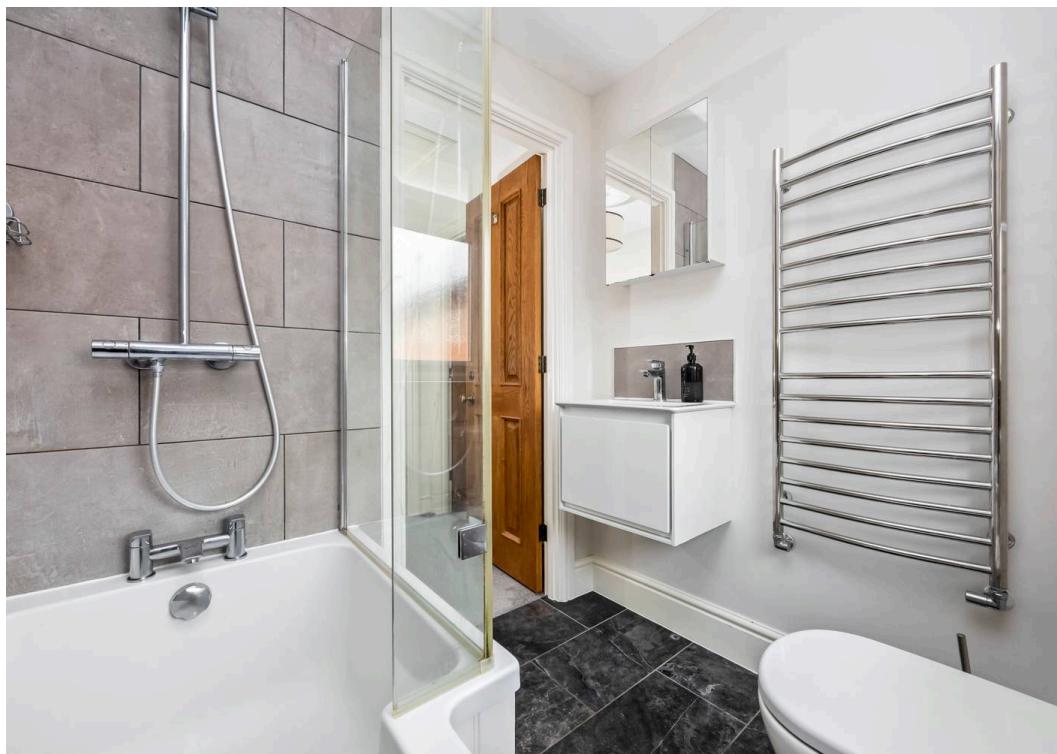
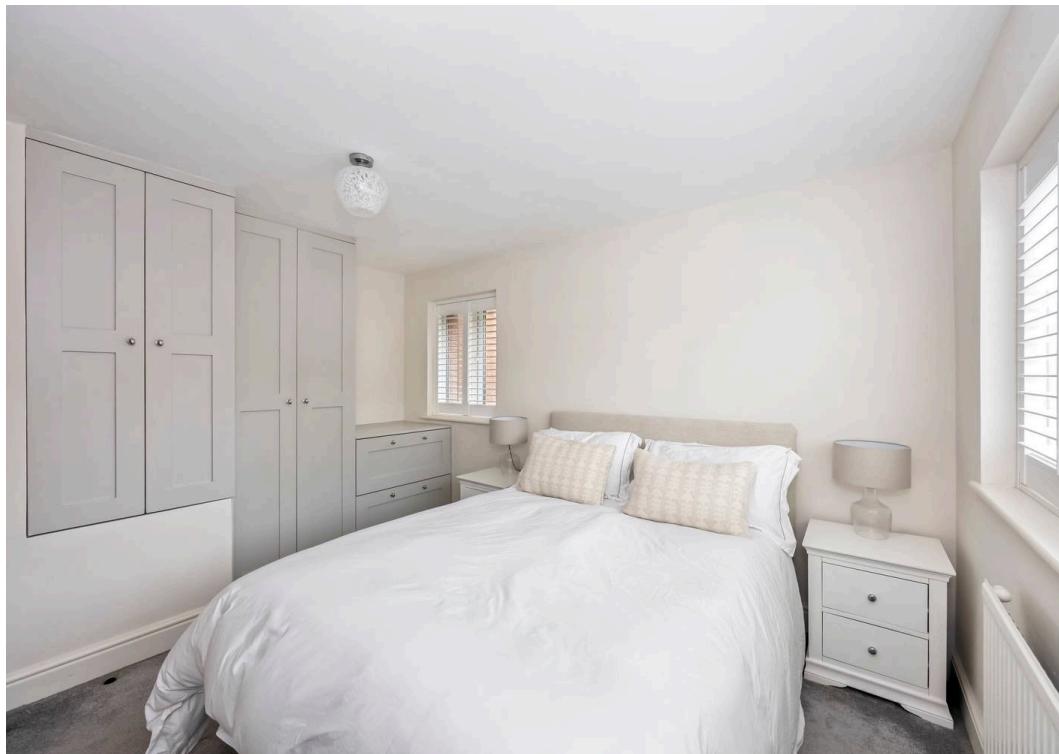
FIRST FLOOR

Gorringes Brook

Approximate Area = 719 sq ft / 66.8 sq m

Total = 719 sq ft / 66.8 sq m

For identification only - not to scale



Approximately 2.2 miles to the north of Horsham town centre. Horsham, just a short drive away, is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home 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 a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25. Littlehaven station (serving London Bridge & Victoria) is 1 mile from the property.

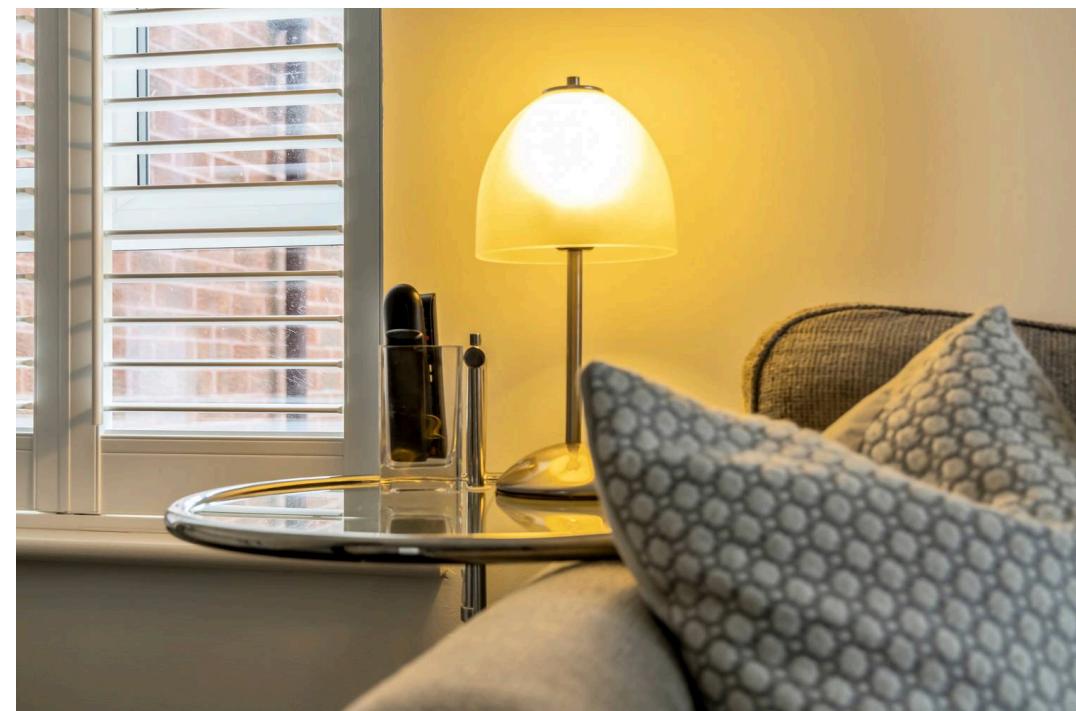
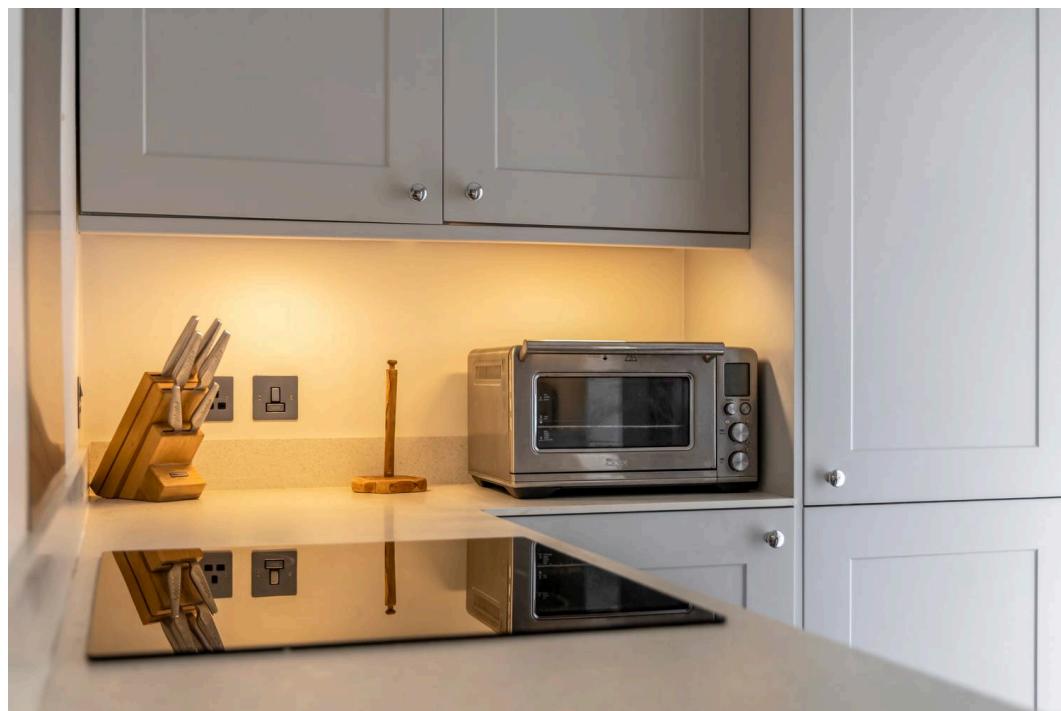
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.