Brock Taylor.

Sales.

Leith View Road,
Horsham, RH12 4EA

Asking Price
£400,000

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Residential sales, lettings, land and new homes.

Leith View Road,
Horsham, RH12 4EA

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LOCATION

Leith View Road is located to the North of Horsham's busy town centre. This semi detached house is located on the same road as Northholmes Primary School, as well as being within a short walk to a local parade of shops. Horsham town centre, 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 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 located less than 1 mile from the property.

PROPERTY

Tenure: Freehold

Stepping through the front door, you are welcomed into an extended hallway with stairs rising to the first floor and doors leading to the WC, living room, and kitchen/diner. The living room is generously proportioned, featuring a central fireplace and an attractive bay window that fills the space with natural light. Spanning the full width of the property, the kitchen/diner offers a range of modern fitted units, ample space for appliances, and doors opening onto the generous rear garden. To the first floor, there are three bedrooms, two of which are spacious doubles, along with a family bathroom fitted with a contemporary white suite.

OUTSIDE

To the front the property has been paved to create a low maintenance space. A path runs along the side of the property which provides gated access to the rear garden. The garden is a particular feature of this family home. It is split in to two main areas, the first being a patio area, ideal for barbecues with family and friends, which then leads on to an expanse of lawn with mature borders providing extra privacy and seclusion. The garden also features a large storage shed at the end.

Buses

3 minute walk

Shops

Co-op Food
5 minute walk

Trains

Littlehaven – 0.6 miles
Horsham – 1.2 miles

Airport

Gatwick
10.5 miles

Roads

M23
5 miles

Sport & Leisures

Pavilions in the Park
1.4 miles

Rental Income

£1,850 pcm

Schools

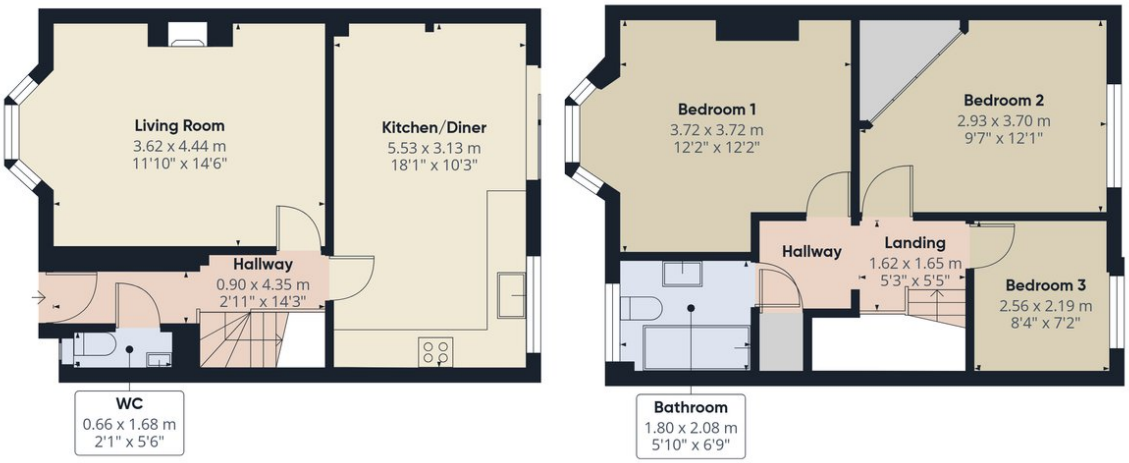
Oakfields Primary
Northolmes
Bohunt
The Forest School

Fibre Broadband

Up to 1600 Mbps

Council Tax

Band C



Approximate total area(1)

81.3 m²

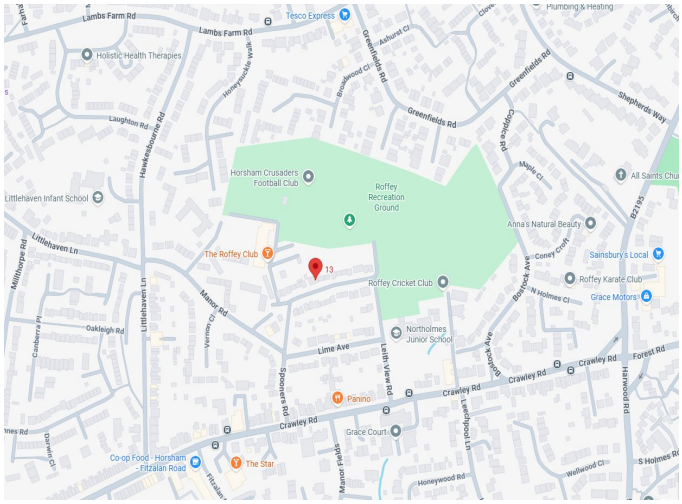
876 ft²

(1) Excluding balconies and terraces

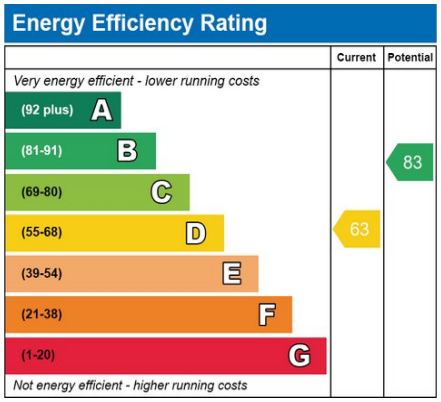
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
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.

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