

At a Glance

This two bedroom end of terrace property is an ideal first time or investment purchase and is located on the ever popular Hills Farm estate development to the west of Horsham

Overview

Style: End Terraced House

Bedrooms: 2

Reception Rooms: 1

Council Tax Band: C

Likely Rental Amount: £1,050 pcm

Approximate Broadband Speed: Up to 76 Mbps



Hills Farm Lane, Horsham, RH12 1TZ
Price **£280,000**

brock
taylor

Property Description

LOCATION

This ideal first time or investment purchase is located on the ever popular Hills Farm estate development to the west of Horsham - that offers good access to the A24 and A281. The property is also set within just over a mile of both Tanbridge House secondary school and Arunside Primary and close to local convenience stores. The property is also well positioned within walking distance of Horsham's thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

PROPERTY

The current owner has recently implemented a program of refurbishment to this well located two bedroom property. The kitchen to the front of the property is off of the small entrance hall accessed via the porch with additional storage. The lounge is of a good size also with storage within and leads to a conservatory that opens on to the garden. To the first floor are two bedrooms and refitted white bathroom suite all arranged around the landing. Further benefits include double glazing and new boiler to radiators.

OUTSIDE

The garden offers a great degree of seclusion and is enclosed with wood panel fencing with a gate to the rear where parking can be found. The garden is laid to a pleasant blend of both lawn and patio with shrub borders. To the front is a small garden of lawn with pathway leading to the property

Key Living Spaces

PORCH

HALL

KITCHEN

7' 9" x 7' 8" (2.36m x 2.34m)

LOUNGE 13' 6" x 11' 9" (4.11m x 3.58m)

CONSERVATORY

11' 9" x 9' 6" (3.58m x 2.9m)

LANDING

BEDROOM 1

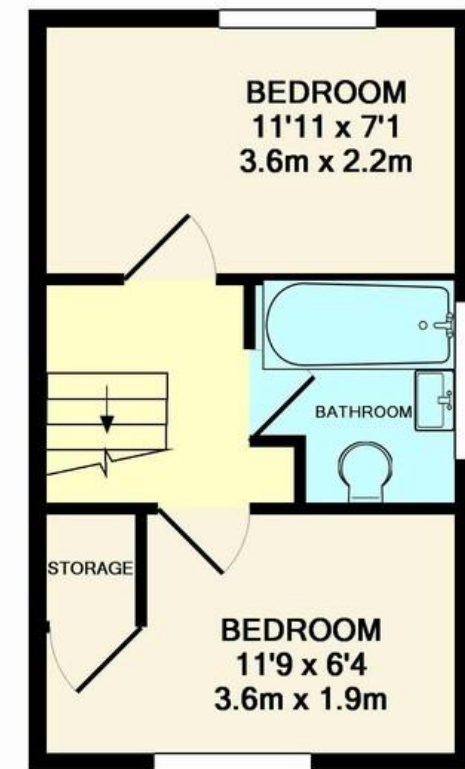
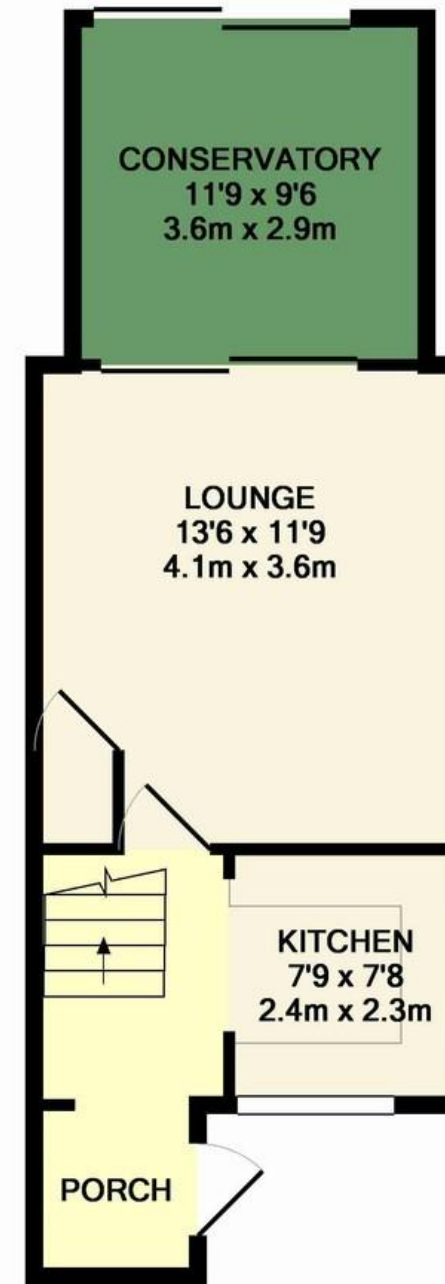
11' 11" x 7' 1" (3.63m x 2.16m)

BEDROOM 2

11' 9" x 6' 4" (3.58m x 1.93m)

BATHROOM

Please note that ALL measurements are approximate



GROUND FLOOR APPROX. FLOOR AREA 348 SQ.FT. (32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location, Location, Location

Stroll to:

Co-Operative Convenience Store

Walk to:

Horsham Mainline Station.
Horsham Town Centre.
Tesco Extra

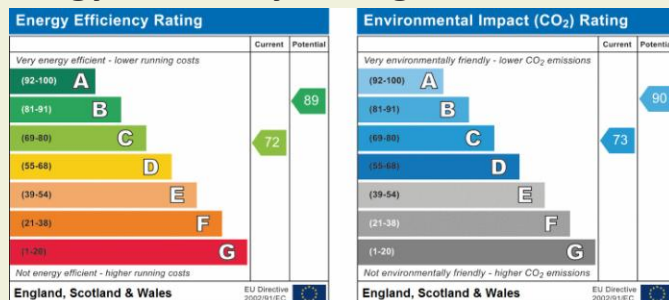
Drive to:

M23 – 9.6 miles

Schools:

Arunside Primary School
Tanbridge House School

Energy Efficiency Rating



Notes

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