



**Somergate
Horsham, RH12 1UJ**

£445,000

**01403 272022
brocktaylor.co.uk**

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

Somergate, Horsham, RH12 1UJ

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LOCATION

This spacious 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 within walking distance of the thriving town centre with its varied range of shopping facilities, coffee shops and restaurants.

PROPERTY

Tenure: Freehold

Presenting this attractive semi-detached house, located in a highly sought after area, currently listed for sale. The property is in good condition, offering a warm and welcoming ambiance with unique features such as warm air heating and a spacious entrance hall. This property is a perfect fit for first-time buyers or families seeking a comfortable living space.

The residence boasts three generously sized double bedrooms. The main bedroom is bathed in natural light and features built-in wardrobes offering ample storage space. The second bedroom is also spacious and light & airy, equipped with built-in wardrobes. The third bedroom, also a double, completes the sleeping accommodation. The modern bathroom is well-appointed with a separate WC, a bath, a walk-in shower, and plenty of storage. A

window ensures this space is bright and fresh. The kitchen is separate, offering plenty of work surfaces for meal preparation and ample storage, including a large pantry. This practical space is perfectly designed for everyday living. The property features a single reception room, thoughtfully designed as a lounge/diner. This generously sized, bright, well-presented space also offers a garden view and direct access to the garden, ensuring a seamless indoor-outdoor living experience.

OUTSIDE

Moving outside, to the front of the property, there is a substantial driveway with room for multiple vehicles leading up to an attached garage. The garage features an up-and-over door and has power inside. Alongside the driveway, there is a good-sized front garden. A side gate provides access to a private, south-facing garden. This outdoor space is mainly laid to lawn, with a patio area for seating and mature shrubs and plants bordering the area, creating a private space for relaxation and entertainment.

In summary, this property offers a wonderful blend of comfort, convenience, and charm. Its sought-after location, combined with its unique features and well-appointed rooms, makes it an ideal choice for first-time buyers or families. This is an opportunity not to be missed.





Buses

2 minute walk



Shops

Tesco Extra
1.1 miles



Trains

Horsham – 1.6 miles
Littlehaven – 2.8 miles



Airport

Gatwick
13.8 miles



Roads

M23
7.8 miles



Sport & Leisure

The Bridge Leisure Centre
1.2 miles
The Pavilions in the Park
1.8 miles



Rental Income

£1,800 pcm



Schools

Arunside Primary
St John's Catholic Primary
Tanbridge House



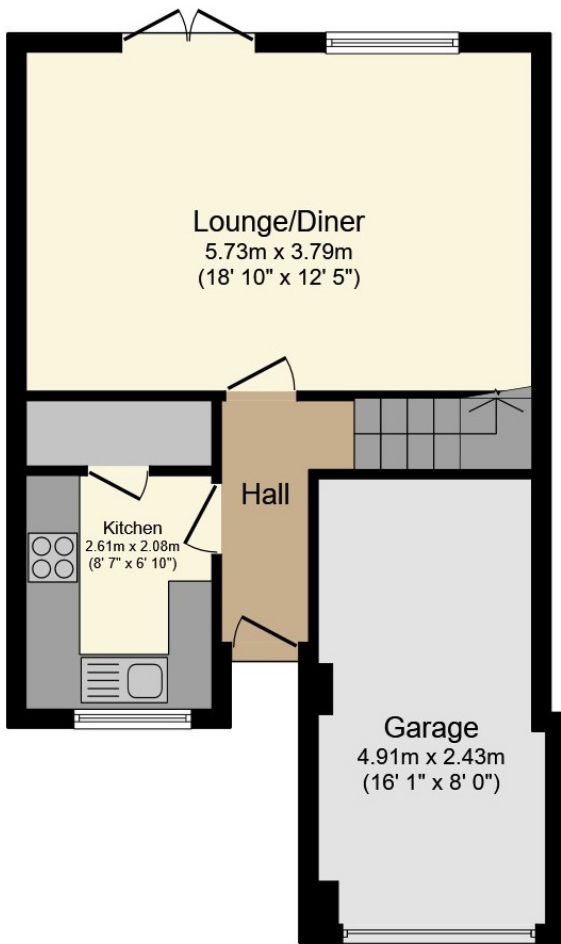
Fibre Broadband

Up to 1130 Mbps

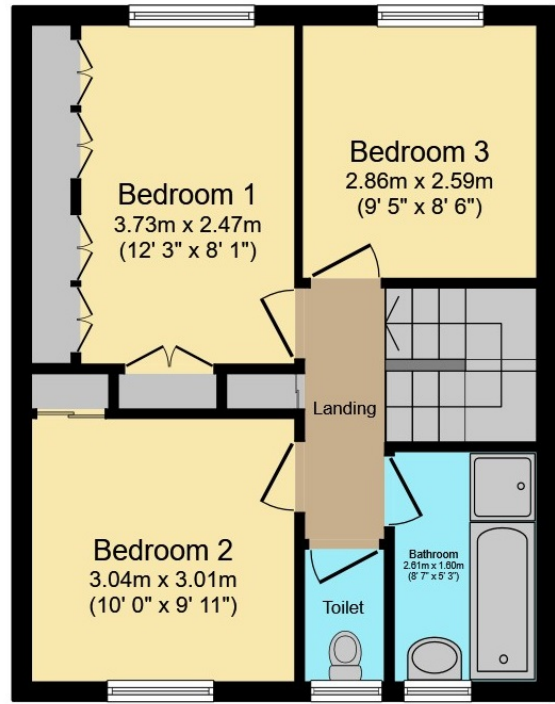


Council Tax

Band D

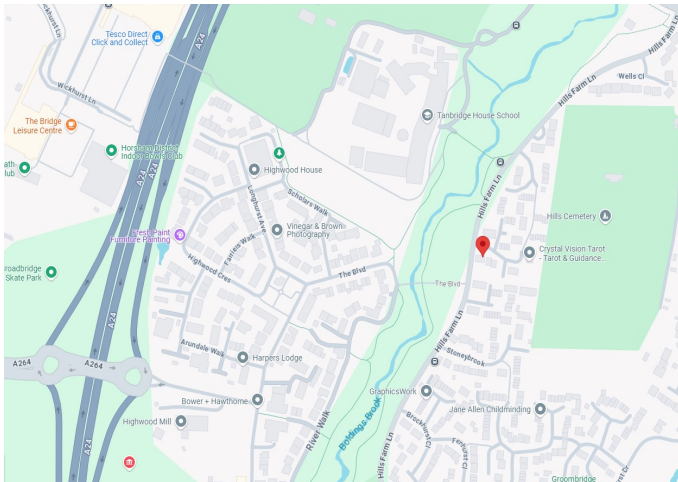


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
911 sq ft / 85 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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.

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