



**Arundale Walk
Horsham, RH12 1QW**

**Guide Price
£375,000**

**01403 272022
brocktaylor.co.uk**

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

Arundale Walk, Horsham, RH12 1QW



THE LOCATION

Highwood Village is a popular development set to the West of Horsham, that was built by Berkeley Homes and offers good access to Horsham's thriving town centre. The town features a wide range of shopping facilities, from independent retailers, to major High Street chains, including John Lewis & Oliver Bonas. The town also offers a wide range of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre, that hosts a wide selection of shows, featuring artists and comedians. Horsham's main line station, with its direct service to London Victoria is approximately 2.5 miles from the house, with the A24, A264 & M23 all being within easy access too.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers well-planned accommodation, arranged across two floors, that is approached through an entrance hall, with stairs (and under stairs storage), and a useful downstairs cloakroom, with a modern white suite. The ground floor also features a spacious living room, with French doors leading out into the garden and ample room for a sofa and dining room table. The modern fitted kitchen offers a good range of floor and wall mounted units, with

generous work surfaces and range of integrated appliances, including a fitted hob and oven, fridge/freezer and washing machine. The first floor offers two double bedrooms, with the main bedroom featuring a range of fitted wardrobes and a contemporary white bathroom suite.

GARDEN & PARKING

To the front of the house there is an ALLOCATED PARKING SPACE in addition to an open-plan area of garden, with a paved walkway to the front door. To the rear there is an enclosed area of garden, with gated rear access and panelled fencing to both sides. The garden offers a sunny WEST FACING ASPECT, with a large paved patio providing ample space for a table and chairs or outdoor sofa, that leads to an area of lawn, with a timber storage shed.





Buses

6 minute walk



Shops

Tesco Extra
0.8 miles



Trains

Horsham – 2.7 miles
Littlehaven – 3.9 miles



Airport

Gatwick
15.7 miles



Roads

M23
9 miles



Sport & Leisure

The Bridge Leisure Centre
0.6 miles



Rental Income

£1,500 pcm
Rental Yield – 4.8%



Schools

Shelley Primary
Arunside Primary
Tanbridge House



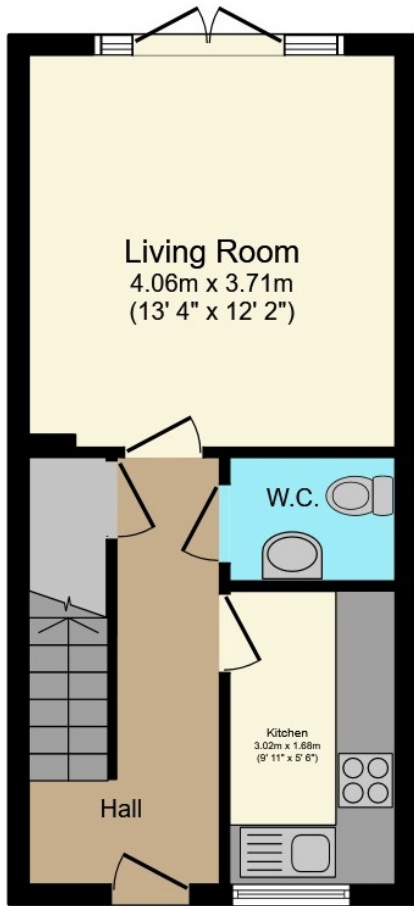
Fibre Broadband

Up to 2000 Mbps

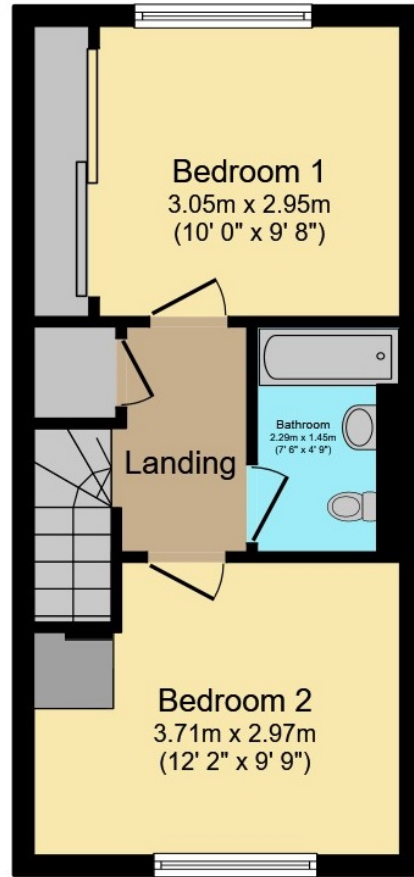


Council Tax

Band D

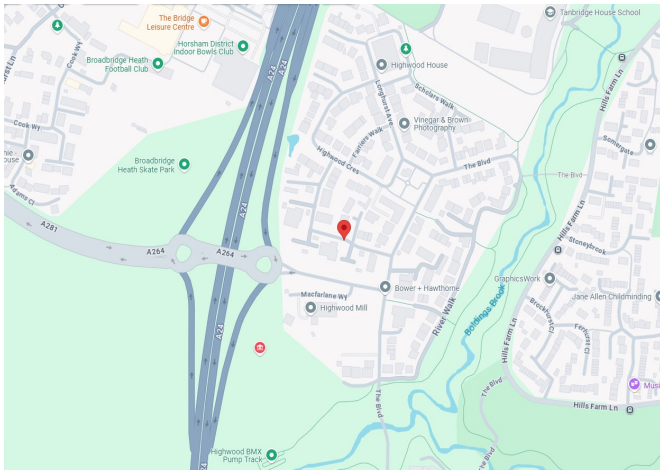


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
671 sq ft / 62 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		98
A			
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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