



**Heath Way
Horsham, RH12 5XF**

£390,000

**01403 272022
brocktaylor.co.uk**

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

Heath Way, Horsham, RH12 5XF



LOCATION

This three-bedroom mid terrace house is set within a popular area of North Horsham, approximately 1.6 miles from the town centre. Horsham, 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. 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 Littlehaven station (serving London Bridge & Victoria).

PROPERTY

Tenure: Freehold

This well-appointed three-bedroom mid terraced house located in a sought-after area, offering convenient access to the town centre and Horsham Station. As you step through the front door, you are welcomed into a porch, which has been conveniently converted into a study space creating a great place to be able to work, alternately you could bring it back to a standard porch space providing the perfect space to remove coats and shoes before entering. Continuing through the porch, you'll find a spacious living room filled with natural light through the large window, creating a

bright and inviting atmosphere. The property has a fantastic layout, and the living room seamlessly flows into the open-plan kitchen/dining area at the back. This well-designed space features patio doors that lead out to the garden. The kitchen is fully fitted with stylish units and offers ample storage and workspace. An island divides the kitchen and dining area, and offers additional functionality. There is plenty of room for dining furniture, making it a perfect space for entertaining guests or enjoying family meals. Moving upstairs, you'll find two double bedrooms, with the main bedroom measuring 13'7 x 8'6 , leaving plenty of space for freestanding furniture as well as already having built in wardrobe space. Bedroom 2 is another spacious double bedroom, benefiting from lovely views over the garden. Bedroom 3 provides ample space for a single bed and also features built-in storage. Completing the upstairs accommodation is a modern white suite bathroom, featuring a shower over a bath.

OUTSIDE

The property is located along a path and overlooks a well kept area of green. The front garden is mainly laid to lawn and has a path leading to the front door, however the parking is to the rear of this property, so many of the local residents park at the bottom of the garden and use the rear path and back door for access. The South East facing rear garden boasts a generous, paved patio, perfect for barbecues in the summer months, and leads on to an area of lawn, perfect for the children to play, or for keen gardeners to make the most of.





Buses

4 minute walk



Shops

Budgens & Post Office
7 minute walk



Trains

Littlehaven – 0.8 miles
Horsham – 1 mile



Airport

Gatwick
13.7 miles



Roads

M23
6.2 miles



Sport & Leisure

The Holbrook Club
0.4 miles
Pavilions in the Park
1 mile



Rental Income

£tbc pcm



Schools

North Heath Primary
Holbrook Primary
The Forest School
Millais



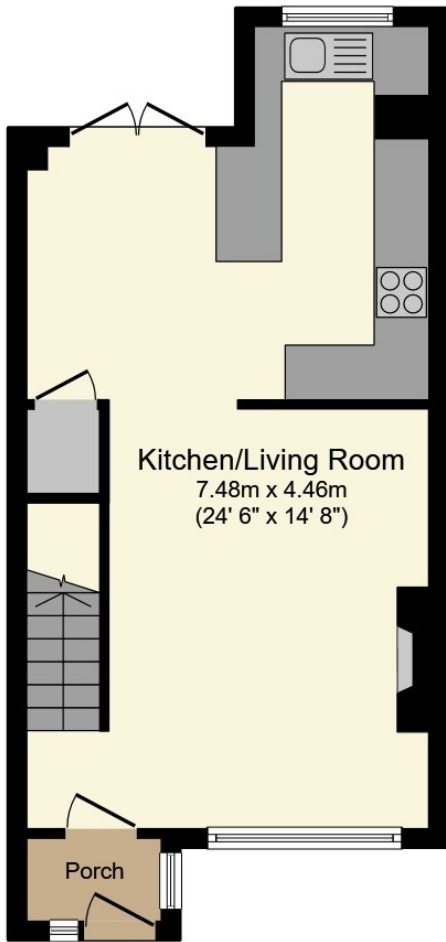
Fibre Broadband

Up to 2000 Mbps

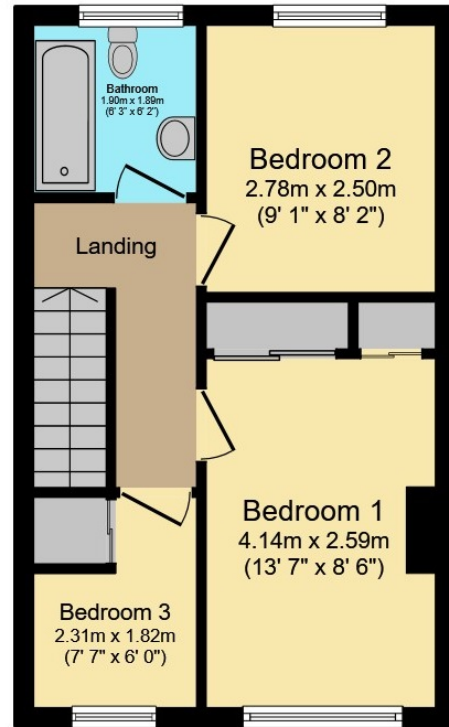


Council Tax

Band D

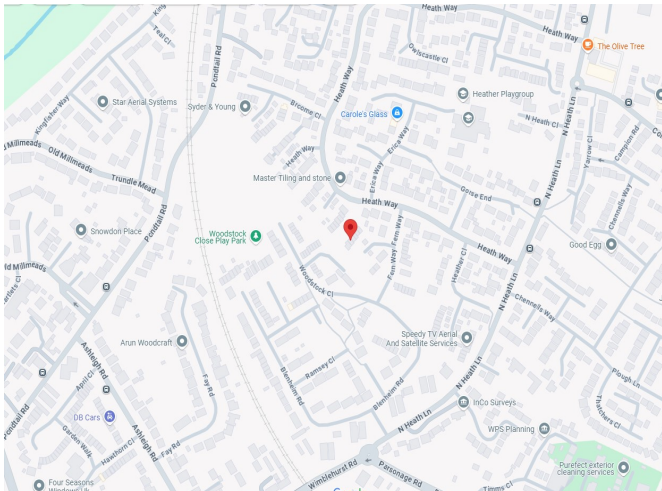


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

752 sq ft / 70 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(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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