



**Hurst Avenue  
Horsham, RH12 2EL**

**Offers Over  
£590,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



### THE LOCATION

The property is set in an ultra-convenient location within a few minutes walk of Horsham main line station, with its direct service to London Victoria in approximately 55 minutes. The house is also perfectly placed for access to the picturesque Horsham Park & Horsham Pavilions, that offers a full range of leisure facilities, with swimming pool, gym and fitness classes. Horsham's thriving town centre is also a short walk away, with an extensive range of shopping facilities, with a host of independent retailers and major High Street chains, including Oliver Bonas & John Lewis. The town also hosts a twice weekly market and has an Everyman Cinema and The Capitol Theatre, that has a wide selection of shows, artists and comedians. The property is also well-positioned for easy access to a number of schools, including Kingslea, The Forest School & Millais.

### ACCOMMODATION SUMMARY

Tenure: Freehold

The house offers good-sized accommodation arranged across two floors, with excellent scope for extension either to the side or by converting and/or extending the loft space (STPP). Currently, the property offers an entrance hall, with downstairs cloakroom, and a generous walk-in cupboard, with both a sitting room and dining room, with the latter featuring an attractive period fireplace. The ground floor also offers a

kitchen, with a range of Oak fronted floor and wall mounted units and space for appliances, and a large sun lounge that extends across the full width of the house, with ample space for a large table, chairs and a sofa. The first floor has a spacious landing that leads to three nicely proportioned bedrooms, and an updated bathroom, refitted with a classically styled 4 piece suite including a walk-in shower.

### PARKING & GARDENS

The property offers a generous plot with a South facing orientation that offers excellent scope for enlargement (STPP). To the front of the property there is a private driveway, providing off street parking for approximately 2-3 vehicles, that is enclosed by a brick retaining wall with an inset flower bed and mature shrubs. In addition, there is gated access to a covered side car port, with additional parking for a car, trailer, bikes or a boat, that leads into the rear garden. To the rear there is a lovely, secluded area of enclosed South-facing garden with an extensive paved patio, with raised flower beds, a feature central fountain, that was created by the current owners, and four formal sections of lawn. To the rear there is a defined section with further paving and two storage sheds, with an ideal bed suitable for a vegetable garden, and a large TIMBER WORKSHOP (18'1 x 9'11) with power and lighting.







#### Buses

4 mins walk



#### Shops

Lidl  
0.6 miles



#### Trains

Horsham  
5 minute walk



#### Airport

Gatwick  
14.6 miles



#### Roads

M23  
6.5 miles



#### Sport & Leisure

Pavilions in the Park  
5 minute walk



#### Rental Income

£1,950 pcm



#### Schools

Kingslea Primary  
The Forest School  
Millais



#### Broadband

Up to 80 Mbps

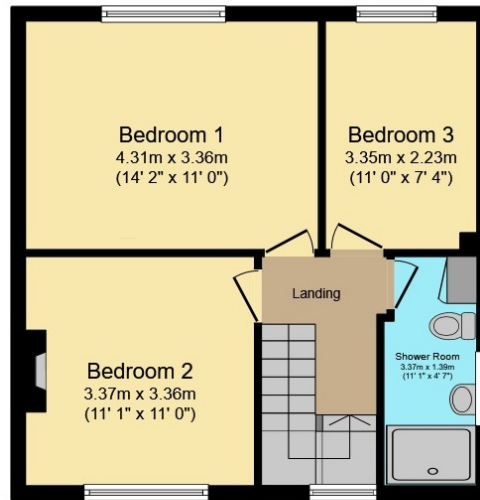


#### Council Tax

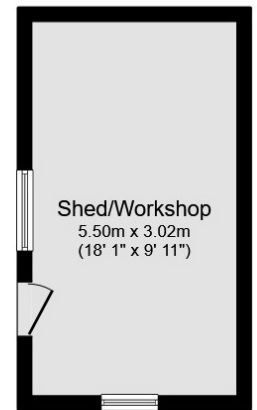
Band D



Ground Floor

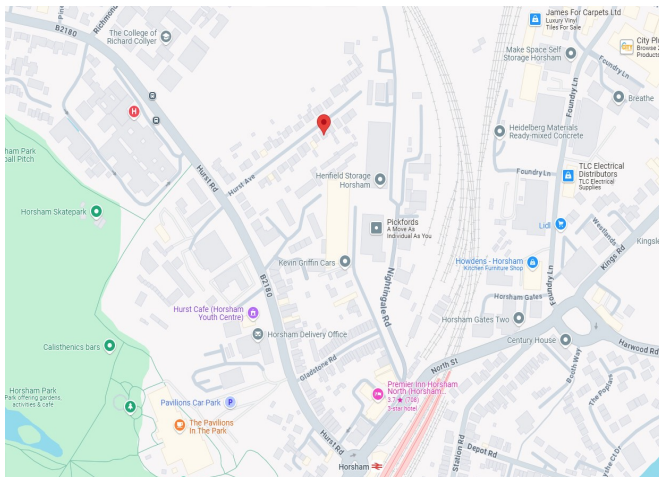


First Floor



Outbuilding

## Map Location



**Total Approximate Floor Area**  
**1,354 sq ft / 126 sq m**

## EPC Rating

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

Viewing arrangements by  
 appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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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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