



**Primrose Copse  
Horsham, RH12 5PY**

**£395,000**

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

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Horsham, RH12 5PY**

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**LOCATION**

This fantastic home is set in a popular development to the north of Horsham town centre. Littlehaven station (serving London Bridge & Victoria) is less than 1 mile from the property, as is the A264, with quick access to the M23 & Gatwick Airport. In addition, the house is within a short walk of two local primary schools, with both Millais & The Forest secondary schools around 2 miles distant. The property is located within the busy town of Horsham, which offers a thriving town centre with a wide selection of restaurants, cafes and shops including a John Lewis and Waitrose store.

**PROPERTY**

Tenure: Freehold

The front door of this perfectly situated two bedroom home opens into a convenient entrance hall providing a door through to the lounge and kitchen. Through the door to your left you will find the lounge that is light and airy and offers ample space for furniture placement. Through the door ahead of you, you will find the kitchen, offering plenty of work surface space and lending itself to house free standing appliances, and also offering a storage / larder cupboard space as well as room for a dining table. Moving upstairs you are greeted by the landing which offers access to all rooms.

The main bedroom is a generous size with a large built in wardrobe that offers additional storage. Bedroom two is situated to the rear, with views out over the rear garden, and has space for a bed and additional bedroom furnishings. Finally completing the living accommodation is the bathroom fitted with a white suite and shower over the bath, this room also benefits from a window.

**OUTSIDE**

Located within a small cul-de-sac the house is pleasantly tucked away. To the front you will find the garage that allows access via an up and over door with an additional side door to the garden. In front of the garage you have space to park at least 2 vehicles. The rear garden is mostly laid to lawn with a large decking area providing the perfect space for garden furniture, to sit and entertain in the warmer months.





**Buses**

1 minute walk



**Shops**

Coltsfoot Drive  
0.4 miles



**Trains**

Littlehaven – 0.7 miles  
Horsham – 1.5 miles



**Airport**

Gatwick  
11 miles



**Roads**

M23  
6.5 miles



**Sport & Leisure**

The Holbrook Club  
0.3 miles



**Rental Income**

£1,495 pcm  
Rental Yield – 4.5%



**Schools**

Holbrook Primary  
North Heath Primary  
The Forest School  
Millais



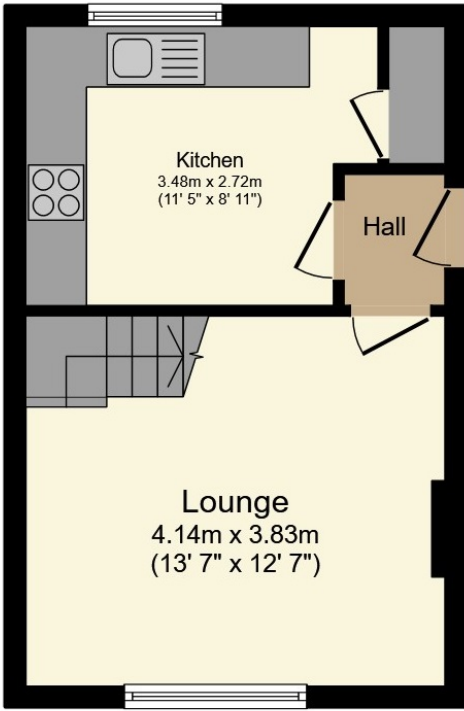
**Fibre Broadband**

Up to 1130 Mbps

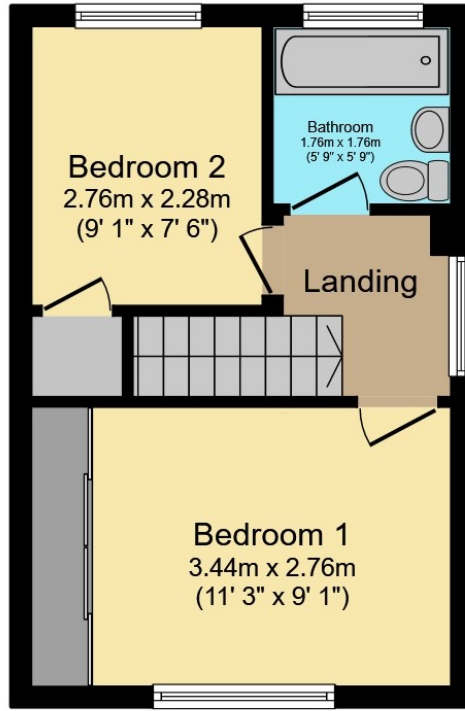


**Council Tax**

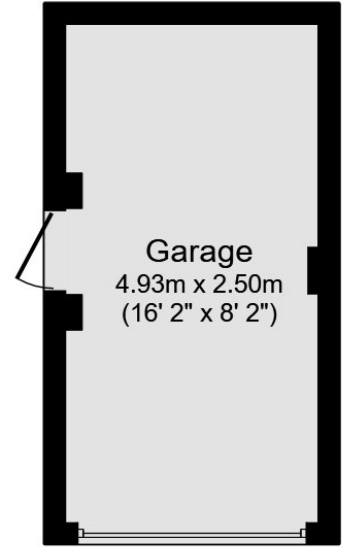
Band D



Ground Floor

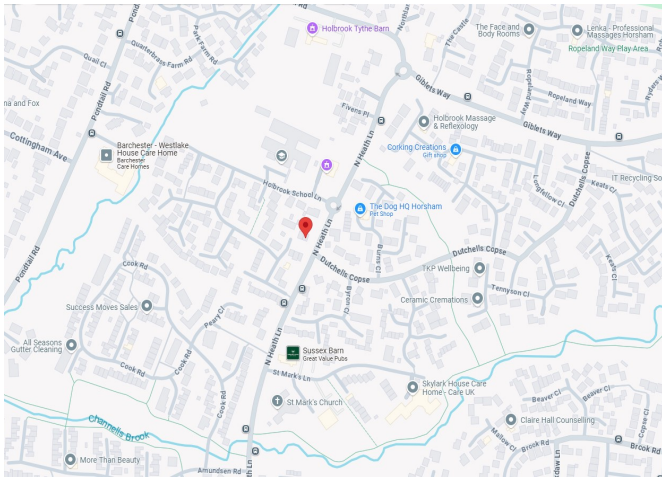


First Floor



Garage

Map Location



Total Approximate Floor Area  
714 sq ft / 66 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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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