



**Bedford Road
Horsham, RH13 5BJ**

£425,000

**01403 272022
brocktaylor.co.uk**

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

**Bedford Road,
Horsham, RH13 5BJ**

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LOCATION

A centrally located chalet bungalow set in an ultra convenient location within a few minutes' walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

Tenure: Freehold

The front door opens into a generous Hall which provides the perfect space to remove coats and shoes and allows access to all rooms on the ground floor. The staircase to the first floor is also located within the Entrance Hall. The spacious Lounge offers a tremendous amount of flexibility when it comes to furniture placement. This room also benefits from a double aspect in the form of a large bay window to the front with a built in window seat and to the rear double glazed doors open out to the Garden. Bedroom one can also be found on the ground floor with an internal window and a light tunnel installed. The space has ample room for a large bed and additional furnishings to fit comfortably. The highlight of the

property is the Kitchen/Dining space which provides the all important 'wow factor'. As you move through the Kitchen it then opens up to present you with a large orangery style dining space with a glass lantern roof. This area is large enough for a very generous dining table and chairs with a door out to the rear Garden creating a pleasant light and airy social space. The Kitchen itself is fitted with a range of floor and wall mounted units offering ample worksurface space and storage. Finishing the ground floor is the modern Shower Room complete with a large walk in shower, toilet and basin with an additional storage space which can be used to house washing machines and dryers. Moving upstairs you will find an additional two double Bedrooms with skylight windows and plenty of eaves storage.

OUTSIDE

The property is tucked away at the end of a small cul de sac, with just one other property. The private Driveway leads to the brick paved off street parking and the single Garage which has double doors. Also to the front is a cabin/summer house and gated side access which leads through to the rear Garden. The attractive Garden has been landscaped to provide a low maintenance area of Indian sandstone patio with mature shrub borders.





Buses

4 minute walk



Shops

Tesco Express
0.5 miles



Trains

Horsham
0.5 miles



Airport

Gatwick
12 miles



Roads

M23
7.3 miles



Sport & Leisure

Pavilions in the Park
0.7 miles



Rental Income

£tbc



Schools

Kingslea Primary
The Forest School
Millais School



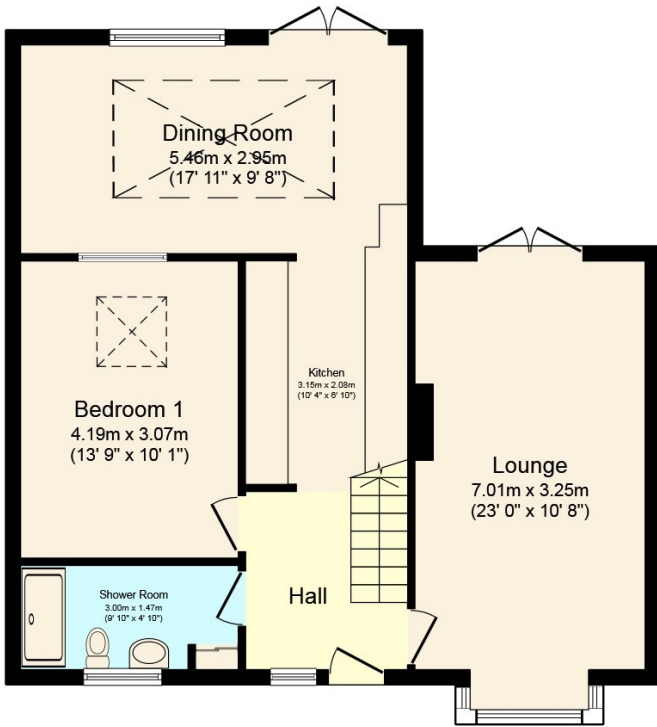
Broadband

Up to 500 Mbps

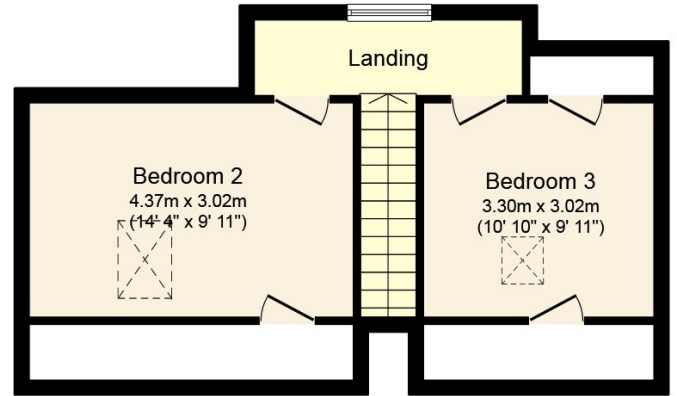


Council Tax

Band D

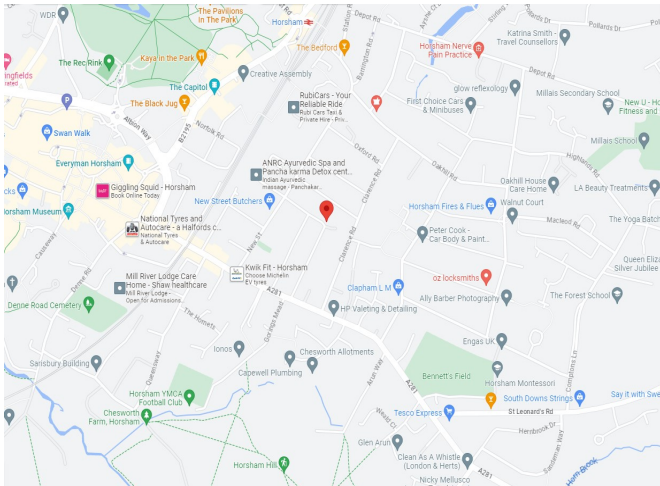


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,076 sq ft / 100 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(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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