



**Arundale Walk  
Horsham, RH12 1QW**

**£400,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

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Horsham, RH12 1QW**

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**LOCATION**

This impressive property is situated in Highwood, a prestigious Berkeley development to the West of Horsham town centre. Horsham offers a comprehensive range of shopping, entertainment and recreational facilities, including a superb selection of restaurants and cafes, as well as a John Lewis and large Waitrose. The mainline railway station offers convenient access to London Victoria and London Bridge (both accessible in under 1 hour) making the location ideal for families and commuters. The A264 north Horsham bypass provides access to the M23, Gatwick Airport, the M25 and the national motorway network. The property is also conveniently located a short walk away from the highly regarded Tanbridge House secondary school.

**PROPERTY**

Tenure: Freehold

The front door of this generous 2 bedroom house opens into a convenient hall providing somewhere to remove coats and shoes before entering. The hallway also offers access to the kitchen, downstairs WC and lounge. The kitchen provides a range of modern floor and wall mounted units along with a light coloured work surface to finish off this stylish room, there is also a window providing plenty of natural light.

Moving through the lounge you will find a spacious room offering space for lounge furniture and dining table. The room itself measures at 14'3 x 12'2 and has double doors opening up into the rear garden. Upstairs in the property you will find two generous double bedrooms with the main bedroom benefiting from large mirrored fitted wardrobes. The family bathroom, also located on this floor, is finished to a modern standard with bath tub and shower fitted above. The first floor follows the trend of the property and is flooded with natural light.

**OUTSIDE**

The North West facing rear garden is the perfect space for those evening barbecues in the warmer months, with a patio area perfect for garden furniture. A lawn leads to the end of the garden where you will find the shed and rear gate allowing access out. To the front of the property you will find allocated parking and plenty of visitor spaces.







**Buses**

7 minute walk



**Shops**

Tesco Extra  
0.7 miles



**Trains**

Horsham – 1.8 miles  
Littlehaven – 3 miles



**Airport**

Gatwick  
15.3 miles



**Roads**

M23  
9.3 miles



**Sport & Leisure**

The Bridge Leisure Centre  
0.6 miles



**Rental Income**

£1,600 pcm



**Schools**

Shelley Primary  
Arunside Primary  
Tanbridge House



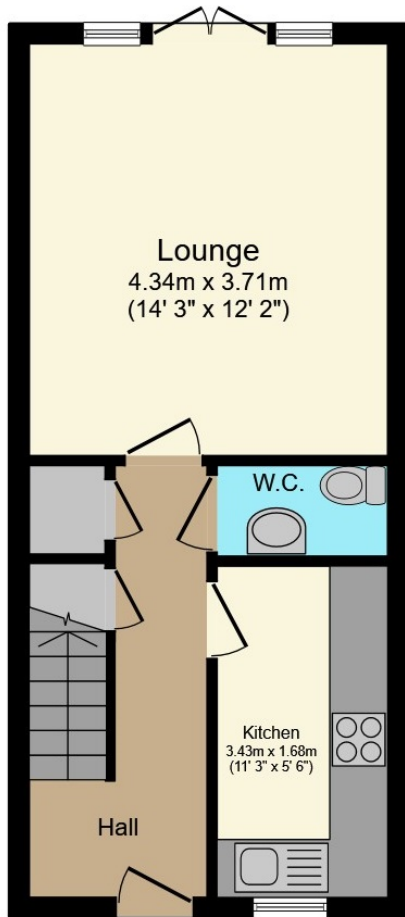
**Broadband**

Up to 500 Mbps

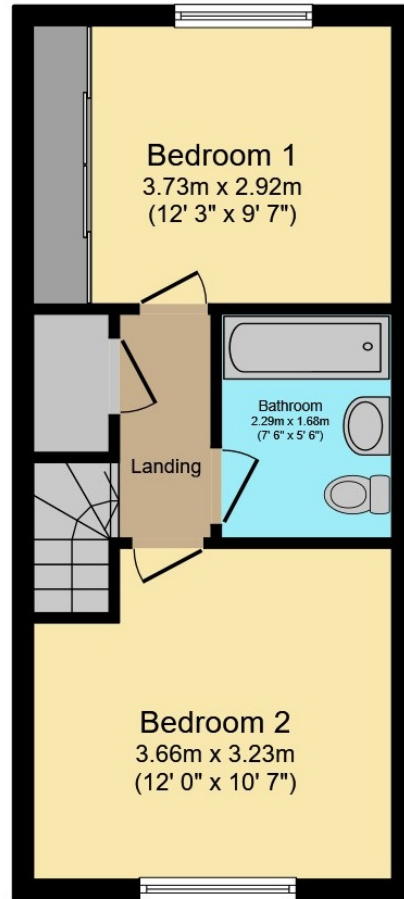


**Council Tax**

Band D

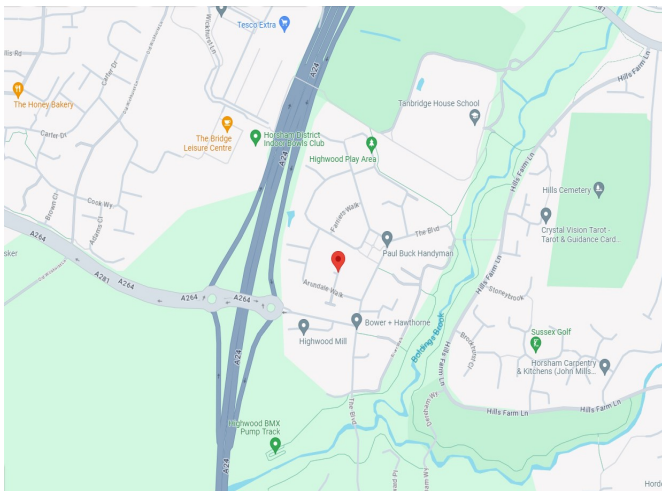


Ground Floor



First Floor

Map Location



Total Approximate Floor Area  
**708 sq ft / 66 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(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	

Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto: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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2-6 East Street, Horsham, West Sussex, RH12 1HL

