



**Broadwood Close
Horsham, RH12 4JY**

£390,000

**01403 272022
brocktaylor.co.uk**

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

Broadwood Close, Horsham, RH12 4JY

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THE LOCATION

The house is set within a popular cul-de-sac, to the North East of Horsham, within a short walk of local shops that include a Tesco Express. In addition, there are a number of local schools, that include St Robert Southwell & Littlehaven Primary School, with Millais, The Forest School and Bohunt senior schools also being within easy reach of the property. The house is also conveniently positioned within a short walk of Littlehaven Station, that offers a direct service to London Victoria in around an hour. Horsham's vibrant town centre is also easily accessible and offers a wide range of shopping facilities, including a John Lewis Home Store, with numerous bars, restaurants and coffee shops, an Everyman Cinema & The Capitol Theatre.

ACCOMMODATION

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors, with both an entrance porch and hallway, that lead into a living room, with feature fireplace, set to the front of the house. This leads via a squared archway into a separate dining room and then a conservatory, with feature brick wall, that overlooks the garden. There is also a separate kitchen, equipped with a decent range of floor and

wall mounted units and integrated appliances, that would benefit from updating. The first floor offers three bedrooms, and a bathroom with a corner bath. The house also benefits from double glazing and gas central heating.

OUTSIDE

To the front of the house there is an area of lawn, with an adjacent driveway running the full depth of the house, that provides a good level of off street parking. This in turn leads to a detached garage, with power, lighting and an up and over door. The rear garden is enclosed to all sides, and offers low maintenance as it is predominantly paved, with an additional raised decking platform, circular paved area, trimmed by pea shingle and a storage area, set to the rear of the garage.





Buses

4 minute walk



Shops

Tesco Express
2 minute walk



Trains

Littlehaven – 0.5 miles
Horsham – 1.6 miles



Airport

Gatwick
10.4 miles



Roads

M23
5.3 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£tbc



Schools

St Robert Southwell
Littlehaven Infant
The Forest School
Millais
Bohunt



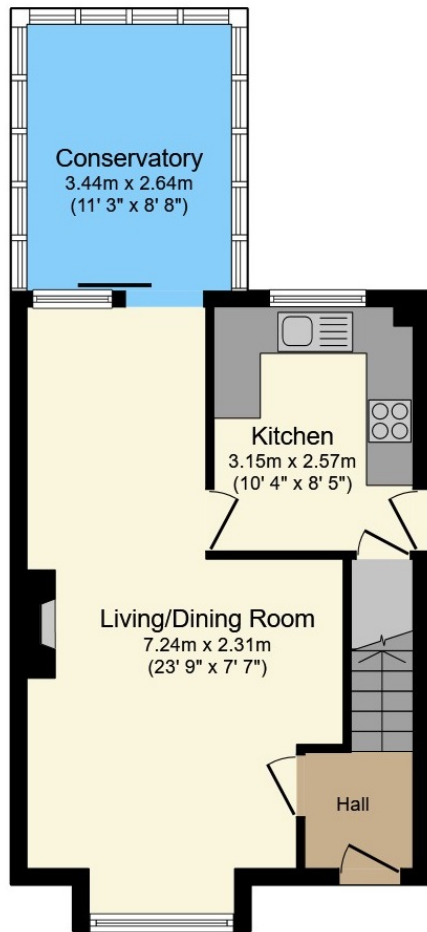
Fibre Broadband

Up to 1130 Mbps

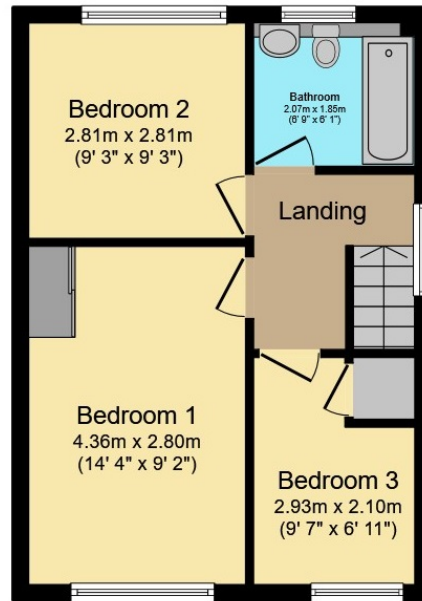


Council Tax

Band D

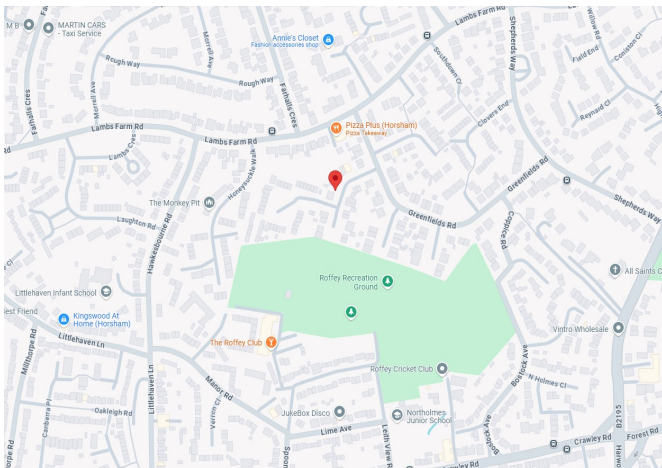


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
892 sq ft / 82.8 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	61	
(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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