



**Sycamore Avenue
Horsham, RH12 4TT**

**Asking Price Of
£375,000**

**01403 272022
brocktaylor.co.uk**

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

THE LOCATION

The property is set within a cul-de-sac, in a popular residential road, to the North East of Horsham, so offers good access to the M23 and A264. The property is also conveniently positioned for access to a number of schools, including Leechpool, The Forest School, Millais and Bohunt. Horsham's thriving town centre, with twice weekly markets, and an extensive range of shopping facilities, including a John Lewis Store, is a short drive from the house. The town also offers an excellent range of bars, restaurants and coffee shops, an Everyman Cinema and The Capitol Theatre, that hosts a wide range of shows, artists and comedians. Leechpool & Owlbeech woods is a 50+ acre site of ancient woodland, that is within a short walk of the house and is an ideal environment for cycle rides or dog walks too.

ACCOMMODATION SUMMARY

Tenure: Freehold

This keenly priced terraced house offers good-sized accommodation, arranged over two floors, and has been owned by the current owner since the house was built in the 1970s. The ground comprises an entrance hall, that leads into a living room, with a large double glazed window overlooking the green and a feature fireplace surround with

an electric fire. The dining room, is separated by bespoke double doors and offers ample space for a table and chairs and is set adjacent to a fitted kitchen, with range of hand-crafted floor and wall mounted units, woodblock work surfaces and a door to the garden. The first floor features three bedrooms, with a white tiled bathroom suite and clever under bath storage.

GARDEN & PARKING

The property is set facing out onto a pleasant green, with an open outlook. To the front of the house there is an area of paved garden with a low level wall and space for a bench. There is an enclosed area of garden to the rear with a paved patio that leads to a lawn, with flower and shrub borders and a stepping stone pathway. To the rear of the garden there is a timber summer house, with the garden enclosed by fencing and gated rear access. To the front and rear of the property there are a number of areas for residents parking, with a GARAGE in block with double doors.





Buses

7 minute walk



Shops

Tesco Express
0.9 miles



Trains

Littlehaven – 1.5 miles
Horsham – 2 miles



Airport

Gatwick
10.4 miles



Roads

M23
4.9 miles



Sport & Leisure

Pavilions in the Park
2.1 miles



Rental Income

£tbc pcm



Schools

Leechpool Primary
Bohunt
The Forest School
Millais



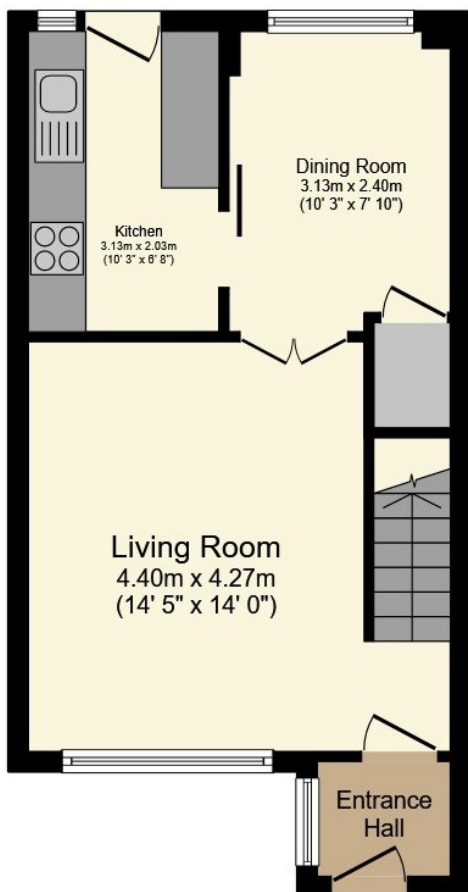
Broadband

Up to 91 Mbps

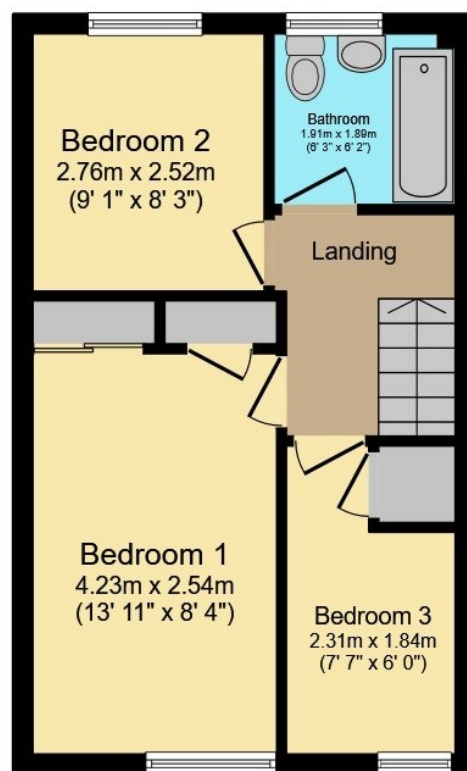


Council Tax

Band C

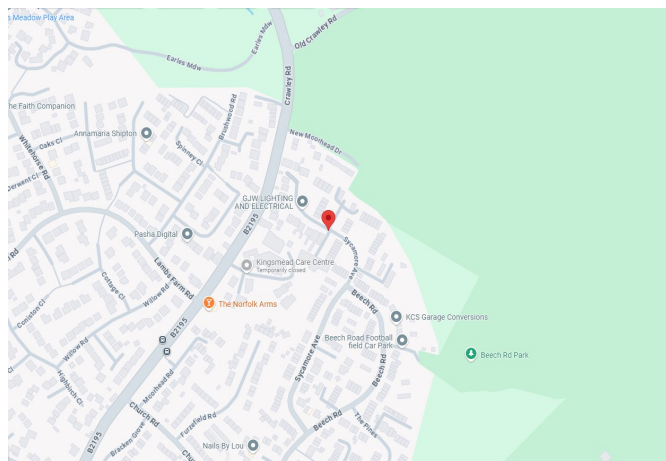


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

730 sq ft / 68 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	65	
(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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