



**Gorse End  
Horsham, RH12 5XW**

**Offers In Excess Of  
£525,000**

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



## Gorse End, Horsham, RH12 5XW



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### LOCATION

Located in the sought-after residential area of North Horsham, Gorse End enjoys a peaceful cul-de-sac setting with convenient access to local amenities. Families will appreciate proximity to outstanding schools, including Bohunt Horsham and North Heath Junior School. The area offers excellent transport links, with Littlehaven Station nearby and the A264 easily accessible for commuters. Horsham town centre is just a short drive away, offering a vibrant mix of shops, cafes, and restaurants, as well as leisure facilities including the Pavilions in the Park. Nearby green spaces and parks also make this location perfect for families and outdoor enthusiasts.

### PROPERTY

Tenure: Freehold

This spacious and well-presented four-bedroom semi-detached home offers ideal family living in a desirable Horsham location. The ground floor features a large and inviting living area, perfect for both relaxing and entertaining, which flows through to a bright conservatory overlooking the garden. A separate, well-equipped kitchen provides ample storage and workspace. Upstairs, the property boasts four generous bedrooms, including a

principal suite with a private en-suite shower room. A modern family bathroom serves the remaining bedrooms. With a thoughtful layout and plenty of natural light throughout, the home is designed for comfort and practicality. Additional benefits include gas central heating and double glazing. The property has options to extend subject to planning.

### OUTSIDE

To the front, the property features a private driveway offering off-street parking for multiple vehicles, alongside a neatly maintained lawn area. The rear garden is fully enclosed and perfect for family use or summer entertaining, with a mix of lawn and patio ideal for outdoor dining and play. Well-stocked borders and mature trees provide privacy and a pleasant green outlook. The outside space is both practical and inviting, creating a peaceful haven that complements the home's spacious interior. Whether you're enjoying a quiet evening or hosting guests, the garden and ample parking enhance the overall appeal of this charming family home.







#### Buses

2 minute walk



#### Shops

Budgens – 0.3 miles  
Lidl – 1 mile



#### Trains

Littlehaven – 1 mile  
Horsham – 1.1 miles



#### Airport

Gatwick  
11.5 miles



#### Roads

M23  
6.2 miles



#### Sport & Leisure

The Holbrook Club  
0.7 miles  
Pavilions in the Park  
1.1 miles



#### Rental Income

£2,200 pcm



#### Schools

North Heath Primary  
Holbrook Primary School  
Millais  
The Forest School



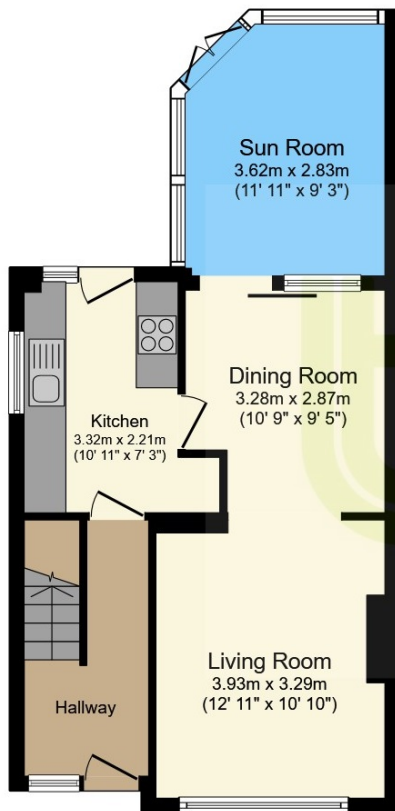
#### Broadband

Up to 70 Mbps

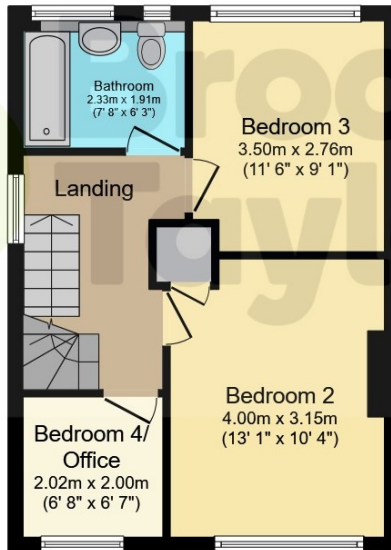


#### Council Tax

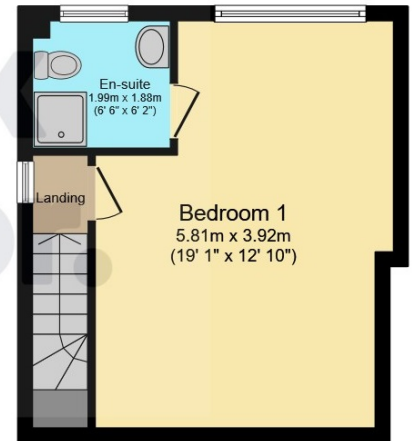
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Ground Floor

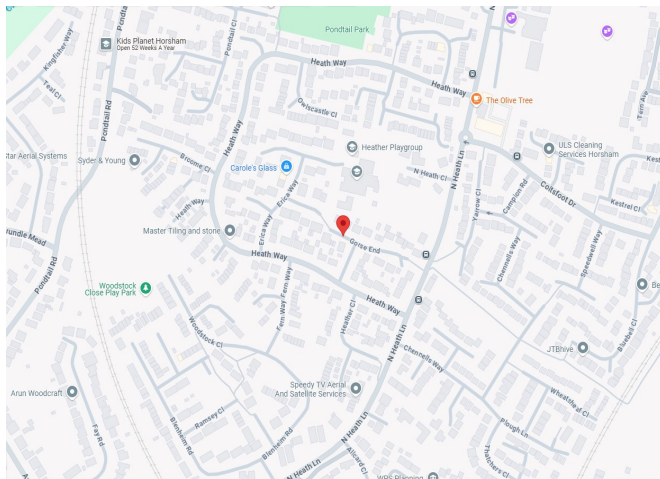


First Floor



Second Floor

## Map Location



## Total Approximate Floor Area

**1,157 sq ft / 107.5 sq m**

## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Viewing arrangements by appointment through Brock Taylor

**01403 272022**  
**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

