



**Little Comptons
Horsham, RH13 5UW**

**Offers In Excess Of
£700,000**

**01403 272022
brocktaylor.co.uk**

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

Little Comptons, Horsham, RH13 5UW

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LOCATION

Little Comptons is set in an enviable position, within a few minutes walk of both Millais Girls School & The Forest School, with both Heron Way & Kingslea also being within easy walking distance. In addition, Horsham Station that offers a direct service to London Victoria (55 mins) is approximately 1 mile from the house, with additional bus stops set within close proximity too. Horsham's vibrant town centre offers a wealth of shopping, eating and entertainment options, with a wide range of both independent retailers and major High Street brands, including John Lewis, TK Maxx & Oliver Bonas. There is also a wide selection of bars and restaurants, set along East Street and in Pires Place, with the town also offering both an Everyman Cinema & The Capitol cinema and theatre.

ACCOMMODATION

Tenure: Freehold

This well presented detached house, is presented in a high standard of decor throughout, with a contemporary pastel palette and spacious accommodation, with large double glazed windows providing a high level of natural light. The ground floor features a spacious entrance hall, with a downstairs cloakroom, a large living room, with a bay window and a stunning fireplace, with a living flame gas fire. In addition, there is also a separate study/family room, with a large refitted kitchen/breakfast

room, with integrated appliances, a part vaulted ceiling and patio doors to the garden. On the first floor, there are four bedrooms, with a spacious main bedroom, that features a double wardrobe and an en suite bathroom. The remaining bedrooms also feature fitted storage cupboards, with a spacious landing and contemporary white shower room.

OUTSIDE

The property is set towards the end of a small cul-de-sac, and offers a double width driveway, that provides off street parking for multiple vehicles. leading to a reduced length garage with an up and over door (and internal connecting door to the kitchen). There is also an area of lawn with an inset mature tree and gated side access to the rear garden. The rear garden offers a good level of seclusion, as it backs onto the Millais school grounds, so benefits from an open rear aspect. There is a large Indian sandstone patio, providing ample space for a large table and chairs, or outdoor sofa. This leads to a well tended area of lawn, with both mature flower and shrub borders. To the rear there is a raised decking platform set adjacent to a timber storage shed, with the whole garden being enclosed by a combination of fencing and hedging.





Buses

4 minute walk



Shops

Tesco Express
0.7 miles



Trains

Horsham – 1 mile
Littlehaven – 1.7 miles



Airport

Gatwick
11.2 miles



Roads

M23
6.8 miles



Sport & Leisure

Pavilions in the Park
1.1miles



Rental Income

£TBC pcm



Schools

Heron Way
The Forest School
Millais



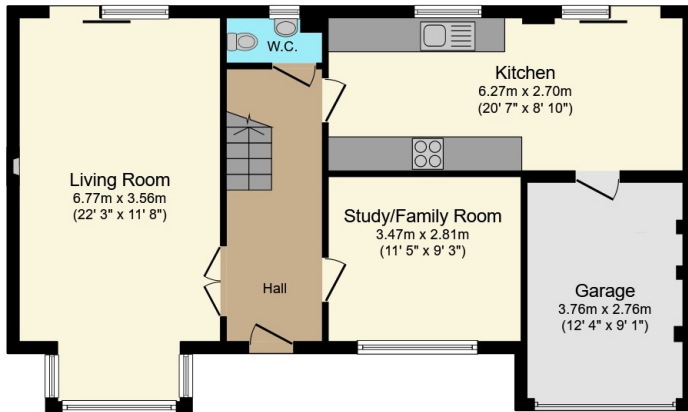
Broadband

Up to 500 Mbps

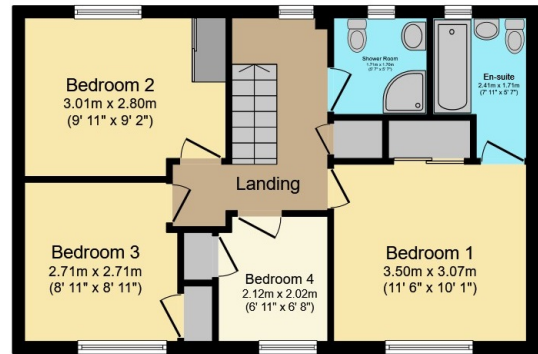


Council Tax

Band F

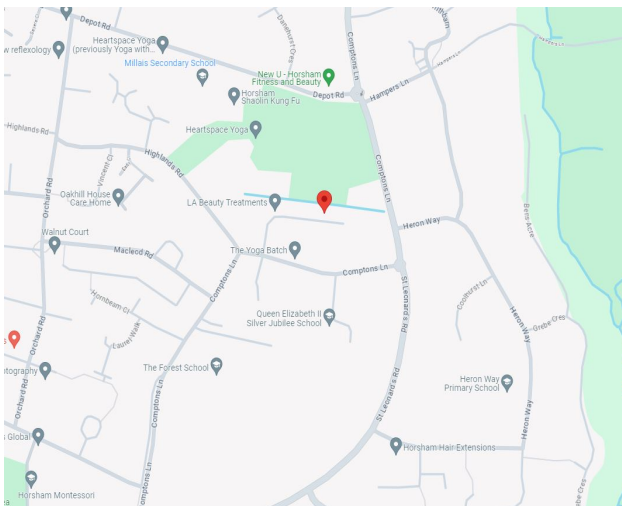


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1320 sq ft / 123 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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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