



**Greenfields Close
Horsham, RH12 4LG**

£350,000

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



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LOCATION

The property is set in a convenient cul de sac location, only a few minutes' walk away from two convenience stores and bus route. In addition, the house is well positioned for easy access to both the A23/M23 and Gatwick Airport, as well as a host of other road networks serving the area. Littlehaven station is also within easy reach with direct access to London Bridge as well as Gatwick and London Victoria.

PROPERTY

Tenure: Freehold

The front door opens into a hall with stairs leading to the first floor and a door opening to the living room, which has a large bay window flooding the room with natural light and overlooking the front garden. The kitchen/breakfast room offers plenty of space for a range of appliances, with space for a breakfast bar or table and has a door, opening out to a conservatory lending extra living space which then leads out to the rear garden. To the first floor is the family bathroom with a white suite and a walk-in shower, and two

generous double bedrooms, with the main bedroom boasting built in wardrobes. Some of the neighbouring properties have split the main bedroom in two, to create a three-bedroom property.

OUTSIDE

The property is set back from the road with a large area of landscaped garden, that we believe could (subject to relevant permissions) be converted into hardstanding, providing off street parking. The attractive rear garden has an area of paved patio, perfect for barbecues in the summer months, leading to an area of lawn with attractive borders. At the bottom of the garden is a shed, which offers additional storage.





Buses

3 minute walk



Shops

Tesco Express
3 minute walk



Trains

Littlehaven – 0.6 miles
Horsham – 1.5 miles



Airport

Gatwick
11.2 miles



Roads

M23
5.6 miles



Sport & Leisure

Pavilions in the Park
1.8 miles



Rental Income

£1,700 pcm
Rental Yield – 6%



Schools

St Robert Southwell
All Saints CoFE Primary
Littlehaven Infant
Bohunt



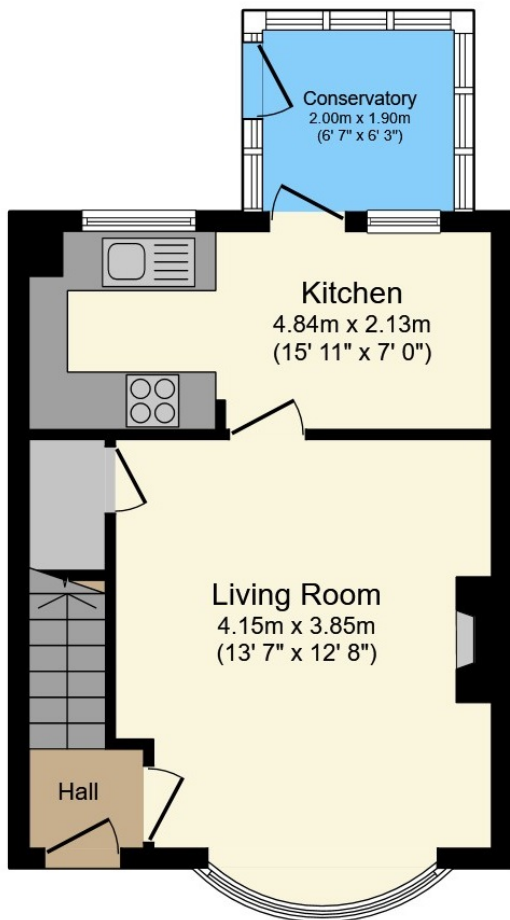
Broadband

Up to 2000 Mbps

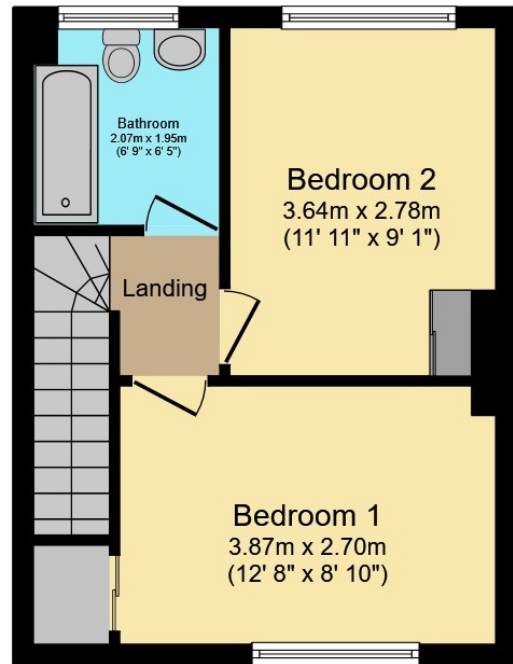


Council Tax

Band D

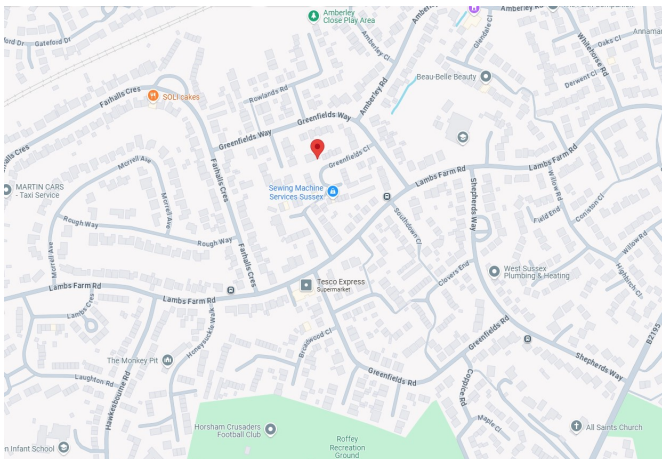


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

727 sq ft / 68 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	79
(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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