

At a Glance

An extended four bedroom family home with an attractive south facing rear garden, located close to local schools and a parade of shops. With generous accommodation spread across three floors this spacious home can suit almost any buyer.

Overview

Style: Semi-Detached House

Bedrooms: 4

Reception Rooms: 2

Council Tax Band: D

Likely Rental Amount: £1,500 pcm

Approximate Broadband Speed: Up to 76 Mbps



Lime Avenue, Horsham, RH12 4DZ
Price **£375,000**

**brock
taylor**



Property Description

LOCATION

This extended family home is located to the North of Horsham's busy town centre. This semi detached house is located on the same road as Northholmes Primary School, as well as being within a short walk to a local parade of shops, including a chemist and post office. The property is also in close proximity of both stations (Horsham and Littlehaven) and provides easy access to A264 and M23.

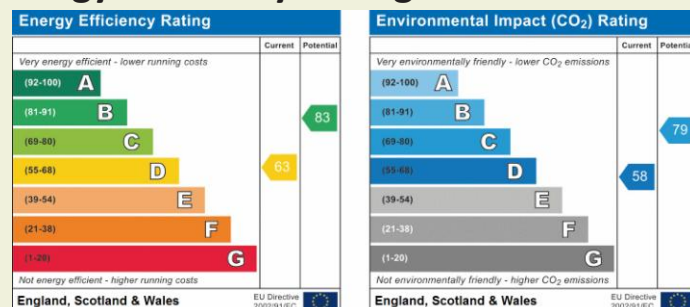
PROPERTY

The front door opens into a Hall, with stairs leading to the First Floor and an opening taking you through to the Kitchen Breakfast Room, which has an attractive bay window overlooking the front garden, space for a table and room for a range of appliances. From here you walk through to the extended Sitting/Dining Room which has maximum measurements of 22'11 x 17'10 and offers plenty of space for relaxing or entertaining with family and friends. Completing the accommodation is the Family Room/Study, which gives this spacious home added flexibility. To the First Floor is the Family Bathroom, with separate shower cubicle and bath, and three of the four Bedrooms, two of which are generous doubles. To the second floor is a fourth bedroom with eaves storage and the opportunity to enlarge with the addition of a dormer (stpp).

OUTSIDE

The property is set back from the road behind a wooden picket fence, with a gate opening to the Front Garden. Here you come across a path that takes you to the front door and an area of lawn with well kept borders. The south facing Rear Garden is a particular feature of this extended home. A bricked patio offers the perfect space for barbecues in the warmer months, while the two areas of lawn offer space for children to play, or for keen gardeners to make the most of. At the rear of the garden, hidden behind a raised flower bed with trellising is the garden shed.

Energy Efficiency Rating



Key Living Spaces

HALL

KITCHEN/BREAKFAST ROOM
 16' 5" x 11' 10" (5m x 3.61m)

SITTING/DINING ROOM
 22' 11" x 17' 10" (6.99m x 5.44m)

STUDY/FAMILY ROOM
 12' 3" x 7' 9" (3.73m x 2.36m)

LANDING

BEDROOM 1
 14' 5" x 11' 11" (4.39m x 3.63m)

BEDROOM 2
 14' 9" x 9' 8" (4.5m x 2.95m)

BEDROOM 4
 8' 3" x 7' 2" (2.51m x 2.18m)

BATHROOM
 10' 7" x 6' 7" (3.23m x 2.01m)

BEDROOM 3
 13' 9" x 7' 11" (4.19m x 2.41m)

Please note that ALL measurements are approximate

Location, Location, Location

Stroll to:

Local Parade of Shops
 Including Co-Op and Post Office

Walk to:

Littlehaven Station

Drive to:

M23 – 5 miles

Schools

Leechpool Primary School
 Northholmes Junior School
 Forest School
 Millais School



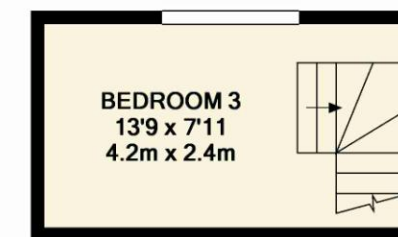
GROUND FLOOR
 APPROX. FLOOR
 AREA 637 SQ.FT.
 (59.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 517 SQ.FT.
 (48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
 APPROX. FLOOR
 AREA 109 SQ.FT.
 (10.1 SQ.M.)

Notes

Contact us

2~4 East Street, Horsham, RH12 1HL
01403 272022
www.brocktaylor.co.uk
sales@brocktaylor.co.uk

