



Comptons Mead, Horsham RH13 5NY

Guide Price £550,000

LOCATION

A brand new family home set in an ultra-convenient location within a short walk of Horsham mainline station with its fast service to London Victoria (under 1 hour). The property is also ideally situated for swift access to Horsham town centre with its wealth of shops and restaurants, together with the picturesque Horsham Park and Pavilions leisure centre and pool. The property is within the catchment of a number of the town's most popular schools, which includes Forest Boys and Millais Girls secondary schools. There is also good access to all main roads including the A24, A281, A264, A29 and M23 together with Gatwick International Airport.

PROPERTY

*LABC 10 Year Warranty *Argon gas double glazed windows and doors *Highly efficient Grant Aeronair heat source system for pressurised heating & hot water *Underfloor heating throughout the ground floor and via radiators to the first floor *High levels of insulation throughout *Energy efficient LED lighting *High gloss finished fitted kitchen with granite worktop and oak breakfast bar

*Integrated Neff touch control hob and double oven, extractor hood, dishwasher, fridge and freezer *Luxurious white suites by Villeroy & Vado *Heated chrome towel rails provided to the bathroom and en suites.

OUTSIDE

Comptons Mead is accessed via a shared block paved driveway with parking areas and providing covered Carport with store to rear benefitting power and light. To the front of the property is an area of garden with a gated side access leading to the rear garden. The large rear garden is mainly laid to lawn with patio area adjacent to the property.





Buses

4 minute walk



Shops

Tesco Express
0.6 miles



Trains

Horsham – 0.8 miles
Littlehaven – 1.6 miles



Airports

Gatwick
14.1 miles



Roads

M23
6.1 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Potential

£1,750 pcm



Schools

Heron Way
Millais & Forest



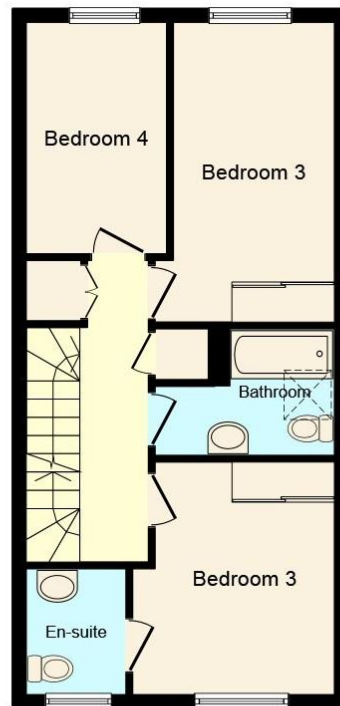
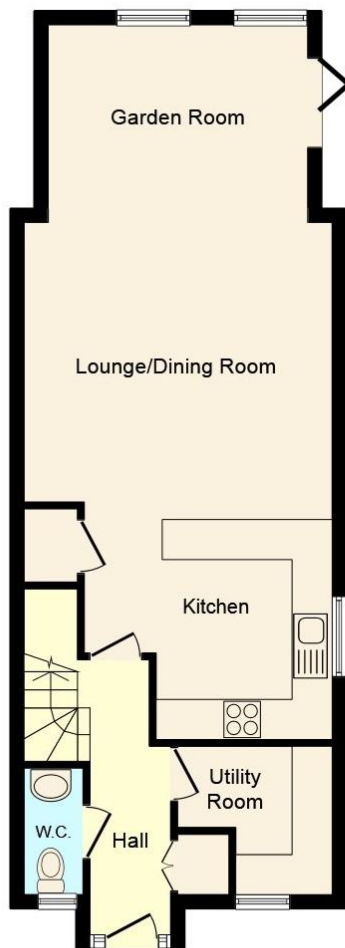
Broadband

Up to 76 Mbps

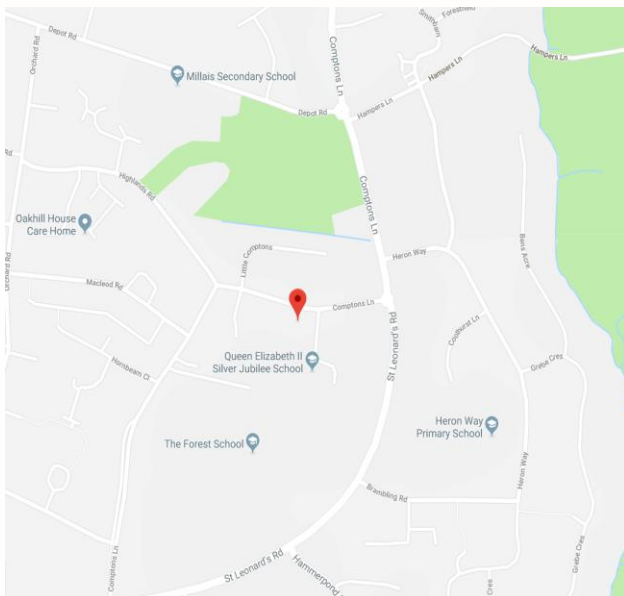


Council Tax

Band TBC



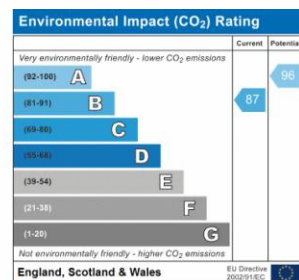
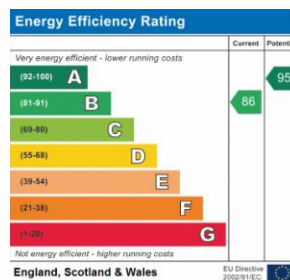
Map Location



The Total Approximate Floor Area:

1,469 sq ft / 136.5 sq m
Measurements are approximate

EPC Rating



Viewing Arrangements

Strictly by appointment through Brock Taylor

Telephone 01403 272022

Email sales@brocktaylor.co.uk

Brock Taylor Limited 2 ~ 6 East Street Horsham West Sussex RH12 1HL Sales: 01403 272022 Lettings: 01403 272002 www.brocktaylor.co.uk



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.

Voted the Best Local Agent Call for your Free Valuation today **01403 272022**

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