

**Dickins Way
Horsham, RH13 6BQ**

**Guide Price
£650,000**

**01403 272022
brocktaylor.co.uk**

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

Dickins Way, Horsham, RH13 6BQ



LOCATION

This impressive detached family home is located on one of Horsham's most popular roads, to the East of the town centre and within walking distance of a number of local shops, including Tesco Express, which is positioned just a short stroll away. Conveniently, Horsham town centre is approximately 1 mile distant and Horsham station, providing fast access to London terminals and Brighton (via Three Bridges), is also 1 mile away. The property is located close to both Heron Way Primary School and The Forest and Millais secondary schools, which all boast an excellent reputation. Due to the ideal location, this property really could be your perfect family home. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

PROPERTY

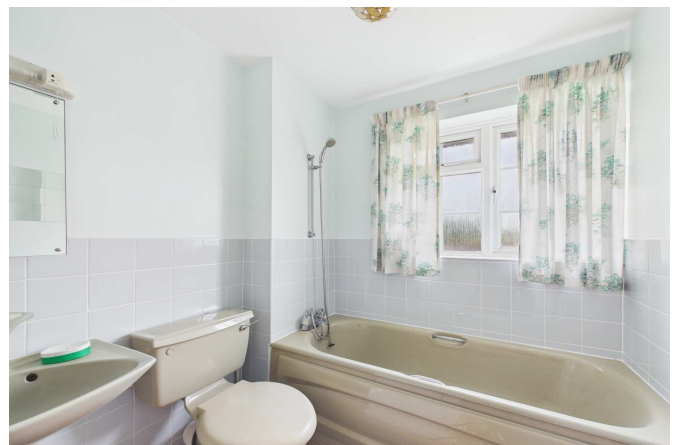
Tenure: Freehold

The front door of this well presented family home opens into a convenient hall, providing the ideal space to remove coats and

shoes before entering. From the hall you have access into the downstairs WC, the living area, kitchen and stairs rising to the first floor. A door from the hallway takes you into the living area that also connects through to the dining room, both these rooms are a fantastic size and bright, light airy spaces. To the left of the dining room you have the kitchen with a generous amount of room for appliances and furniture. To the first floor you will find four generous bedrooms. The 15'9 x 11'4 main bedroom boasts built in wardrobes as well as plenty of space for a dressing table or other furniture if desired, there is also a large window flooding the room with natural light. Completing the accommodation there are 3 further bedrooms, all of which are also great sizes, and a family bathroom. There is great potential to extend the property subject to the relevant planning constraints.

OUTSIDE

This impressive property is set back from the road with a generous driveway providing off street parking which leads to the double length garage measuring 29'10 x 9'10. To the rear you have a fantastic sized garden with a patio directly off the dining room or from the side of the kitchen. The rest of the garden is laid to lawn and is a perfect space to entertain in the summer months or for children to play as it features a west facing garden.





Buses

5 minute walk



Shops

Tesco Express
8 minute walk



Trains

Horsham – 1 mile
Littlehaven – 1.8 miles



Airport

Gatwick
12 miles



Roads

M23
6.3 miles



Sport & Leisure

Pavilions in the Park
1.3 miles



Rental Income

£2,150 pcm



Schools

Heron Way Primary
The Forest School
Millais



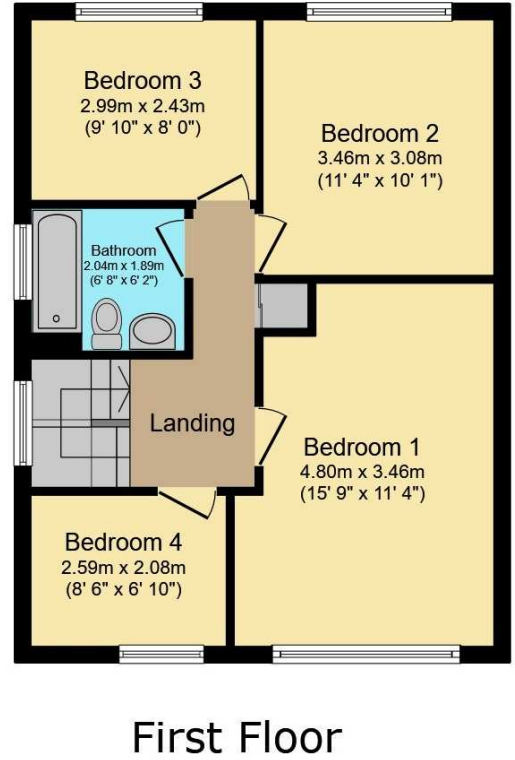
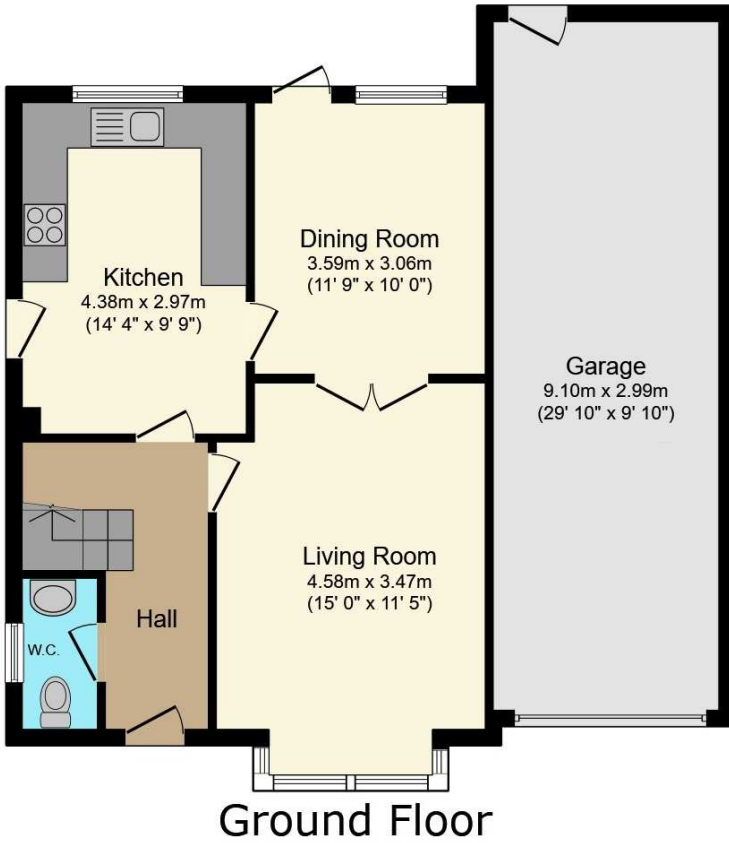
Fibre Broadband

Up to 1130 Mbps

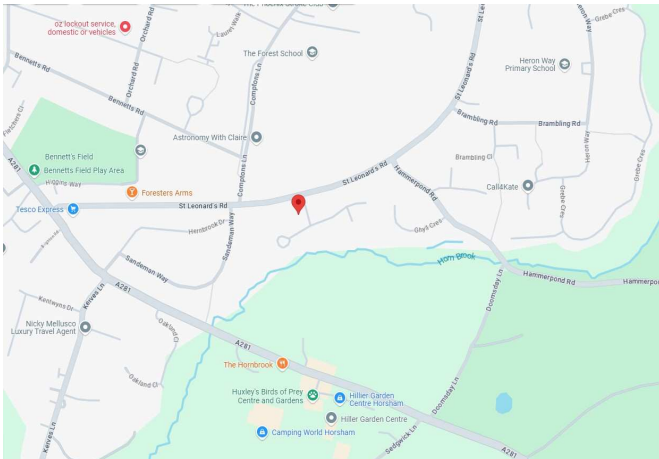


Council Tax

Band F



Map Location



Total Approximate Floor Area
1,408 sq ft / 131 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	67	75
(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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2-6 East Street, Horsham, West Sussex, RH12 1HL

