



**Farhalls Crescent,
Horsham, RH12 4BU**

**Offers in excess of
£450,000**

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

LOCATION

This spacious family home is well situated just a short walk from both a local shop and Littlehaven Station, making it ideal for commuters. A number of excellent schools, such as St Robert Southwell, Oakfields Primary, The Forest School and Millais are all within easy reach. Horsham itself is a thriving, historic market town with a fine selection of national as well as independent retailers, including a large John Lewis/Waitrose store.

Award-winning local produce markets are held twice weekly in the Carfax in the centre of town and East Street, or 'Eat Street' as it is known locally, has a wide range of restaurants. For family leisure The Pavilions In The Park is home to three swimming pools and a host of other leisure/sports facilities, nearby The Capitol houses two cinemas and a theatre and Everyman Horsham a further three screens. For those needing to commute both Littlehaven and Horsham Station have direct lines to London Victoria and London Bridge in under an hour. Gatwick Airport can be reached in 17 minutes from Littlehaven. There is also easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door opens into a welcoming hallway, providing access to the ground floor accommodation and the staircase, with under-stair storage space. The spacious living room is a fantastic reception space, flooded with natural light and offering plenty of room for both relaxing and entertaining. Bi-fold doors lead through to the separate, garden facing dining room, allowing this space to be open plan or closed off depending on the occasion.

The light-filled kitchen is positioned to the rear of the property and provides ample worktop and cupboard space, with room for a range of built-in appliances. Off the kitchen is a useful utility room, which leads to the outside, making it a practical space for laundry as well as providing additional storage.

To the first floor the property offers two generous double bedrooms and one spacious single, which is currently used as a home office. Bedroom 1 is fitted with large built-in wardrobes. Completing the upstairs accommodation is a modern family shower room and a separate WC to provide convenience for busy households. Finally the landing provides access to a large, useful loft space.

OUTSIDE

The property enjoys a large lawn and off-road parking to the front whilst the generous, mature rear garden offers an excellent degree of privacy, bordered by well-maintained hedging and established planting. A large level lawn provides plenty of space for children to play and the sunny patio is ideal for outdoor entertaining or simply relaxing. The garden also benefits from a timber shed as well as an area in which to establish a large vegetable garden, making this a wonderfully versatile outdoor space for families and keen gardeners alike. The detached garage, offering excellent storage or secure parking, completes this property.





Buses

6 minute walk



Shops

Tesco Express
7 minute walk



Trains

Littlehaven – 0.4 miles
Horsham – 1.4 miles



Airport

Gatwick
10.6 miles



Roads

M23
5.9 miles



Sport & Leisures

Pavilions in the Park
1.6 miles



Rental Income

£1,850 pcm



Schools

St Roberts Southwell
Oakfields Primary
The Forest School
Millais School
Bohunt



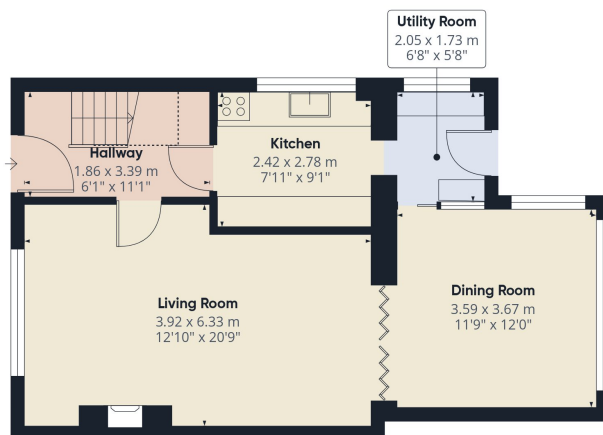
Fibre Broadband

Up to 2000 Mbps

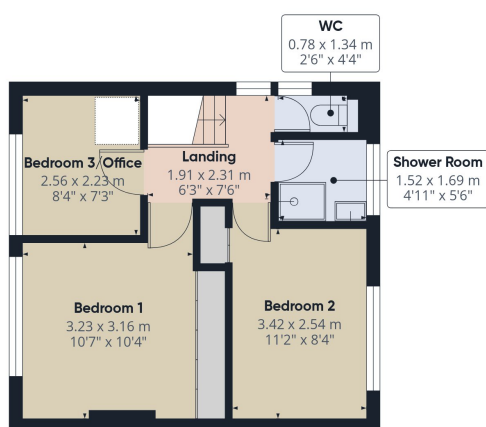


Council Tax

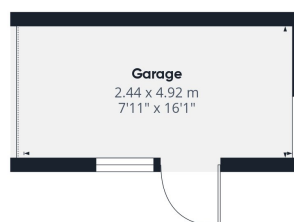
Band D



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

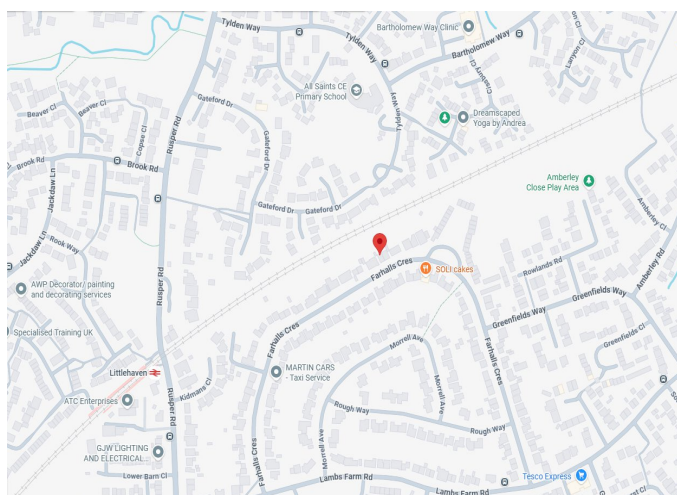
101.2 m²
1088 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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