

At a Glance

A beautifully presented three bedroom detached house located along one of Horsham's most popular roads. The property has been greatly improved by the current owner, boasting a modern Kitchen and Shower Room as well as a recently added Conservatory.

Overview

Style: Detached House

Bedrooms: 3

Reception Rooms: 2

Council Tax Band: E

Likely Rental Amount: £1,350 pcm

Approximate Broadband Speed: Up to 76 Mbps



Comptons Lane, Horsham, RH13 6DA
Offers in Excess of £400,000

brock
taylor



Property Description

LOCATION

This attractive three bedroom detached house is located on the ever popular Comptons Lane, to the East of the town centre and just over 1 mile from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition, there are a number of schools within dose proximity, including the highly renowned Millais Girls School and Forest Boys. Within a short walk of the property is a local parade of shops including a pharmacy, post office and Co-Op shop.

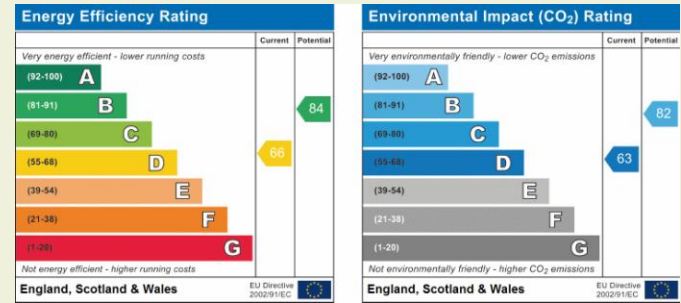
PROPERTY

The front door opens into a Hall, which is the ideal space to remove your shoes before stepping into the double aspect Living Room. The generous, open plan Living/Dining Room measures 27'0 x 14'9 (max) and has plenty of space to relax with friends or family, with room for a large dining table and sofas. The modern Kitchen, has space for a range of appliances (current appliances negotiable) and a door opening into the Conservatory, which gives this beautifully presented home added flexibility. Completing the ground floor accommodation is the WC. To the first floor is three good size Bedrooms, all with built in wardrobes and a modern, recently refitted Shower Room.

OUTSIDE

The property is set back from the road overlooking a well maintained front garden, which is mainly laid to lawn with well kept borders. The property boasts an allocated parking space, and a single Garage, which measures 16'7 x 8'6, is located to the rear of the property and boasts an electric up and over door. The attractive rear garden has been greatly improved by the current owner, with large areas of block paved patio, perfect for barbecues in the summer months, surrounded by well stocked, mature borders.

Energy Efficiency Rating



Key Living Spaces

HALL

LOUNGE/DINER
27' x 14' 9" (8.23m x 4.5m)

KITCHEN
12' x 5' 11" (3.66m x 1.8m)

CONSERVATORY
11' 11" x 11' 5" (3.63m x 3.48m)

WC

LANDING

BEDROOM 1
13' 3" x 8' 3" (4.04m x 2.51m)

BEDROOM 2
11' 4" x 8' 3" (3.45m x 2.51m)

BEDROOM 3
10' 2" x 6' 1" (3.1m x 1.85m)

BATHROOM
6' 3" x 6' 0" (1.91m x 1.83m)

GARAGE
16' 7" x 8' 6" (5.05m x 2.59m)

Please note that ALL measurements are approximate

Location, Location, Location

Stroll to:

- Tesco Express
- Local Parade Shops

Walk to:

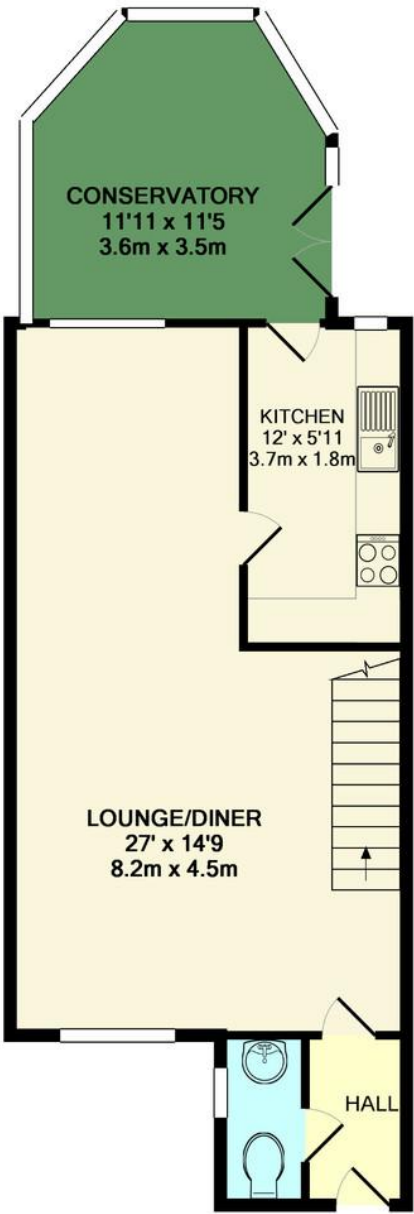
- Horsham Train Station
- Pavillions in the Park
- Horsham Town Centre

Drive to:

- M23 – 6 miles

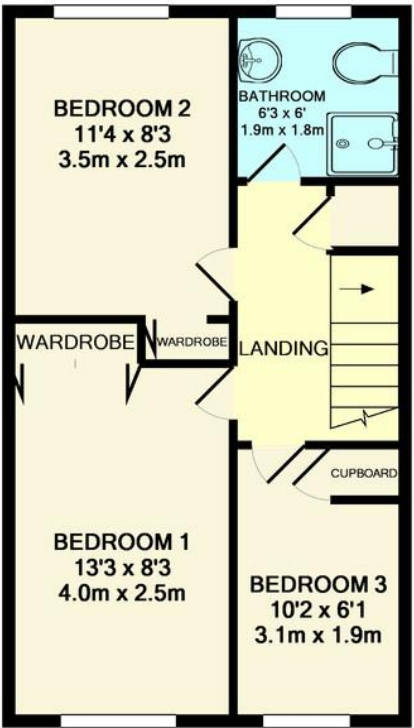
Schools

- Kingslea Primary School
- Millias Girls School
- Forest Boys School



TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 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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GROUND FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

Notes

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