



**Comptons Lane,
Horsham, RH13 6DA**

**Offers Over
£375,000**

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

LOCATION

This charming Cottage is ideally located as it is set within a few minutes walk of a convenient Tesco Express, and range of local shopping facilities on Crawley Road. The property is also well positioned mid-way between Horsham and Littlehaven main line stations, providing direct access to London Victoria and good access to both Brighton and London Bridge via Three Bridges. The thriving town centre at Horsham offers a varied range of shopping facilities, bars and restaurants and includes John Lewis At Home & Waitrose. A 'stones throw' from your front door is Leechpool and Owlbeech woods, with miles of walks and bike rides available for you to explore.

PROPERTY

From the Hall, stairs lead up to the First Floor and doors open to all Ground Floor Rooms, including the impressive 15'5 x 14'3 double aspect Living Room, which boasts a central fireplace, wooden floors and fantastic views over the surrounding gardens. The Dining Room measures 13'8 x 12'7, boasting many of the same features, and is located next to the 12'5 x 11'4 Kitchen, which offers the potential to be knocked through, creating one large room. Completing the Ground Floor

accommodation is the Bathroom and separate WC. To the First Floor you will find two large Double Bedrooms, both with large Eaves storage and great views over the Garden.

OUTSIDE

This one of a kind property is set back from the road, along a gravel driveway that takes you to the impressive plot. The gardens surround this cottage and are mainly laid to lawn with deep mature borders that offer exceptional privacy from neighbouring properties. To fully appreciate this space, you would need to cut back and remove some of the overgrown hedges to make the most of the wonderful garden. We believe there to be fantastic potential to extend into the gardens, enlarging the property (stpp).

NB – the adjoining neighbour has a right of way through the gardens to gain access to Comptons Lane, but in practice, tends to use their own access via Earlswood Close.





Buses

4 minute walk



Shops

Fitzalan Road
4 minute walk



Trains

Littlehaven – 0.7 miles
Horsham – 1 mile



Airport

Gatwick
10.6 miles



Roads

M23
6.2 miles



Sport & Leisure

Pavilions in the Park
1.1 miles



Rental Income

£1,000 pcm
Rental Yield – 3%



Schools

Leechpool Primary
Forest & Millais



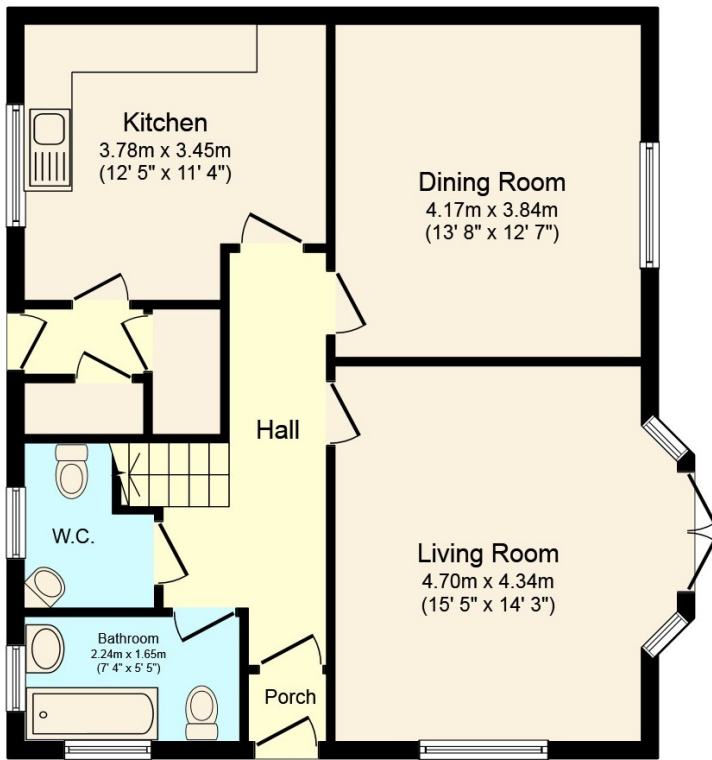
Broadband

Up to 67 Mbps

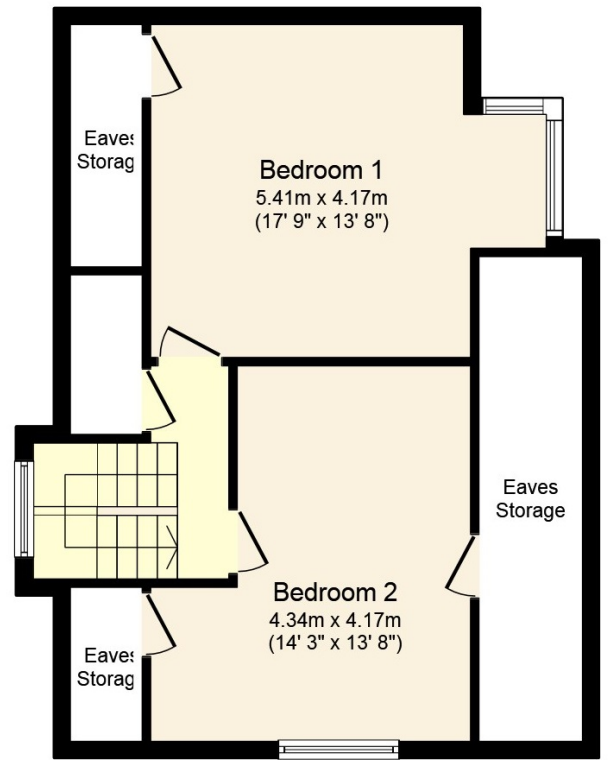


Council Tax

Band E

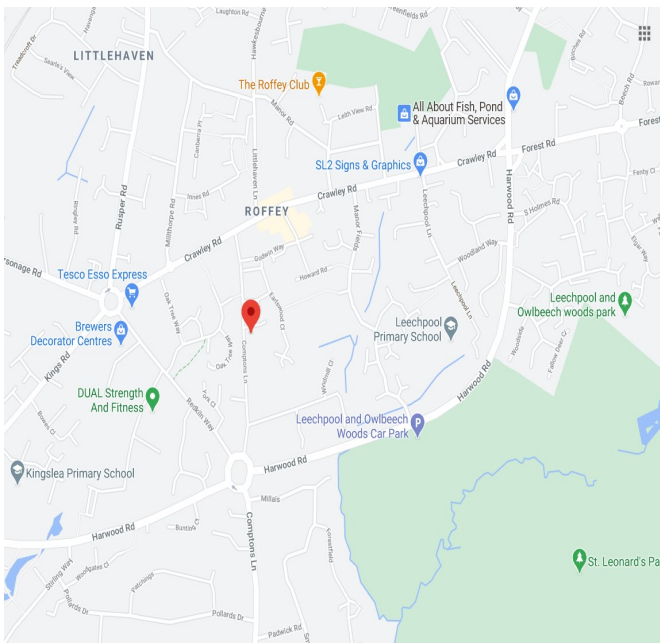


Ground Floor



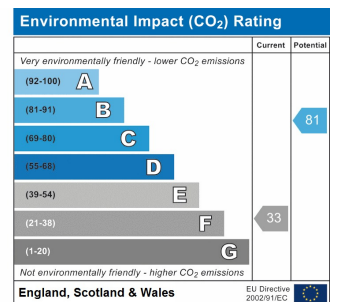
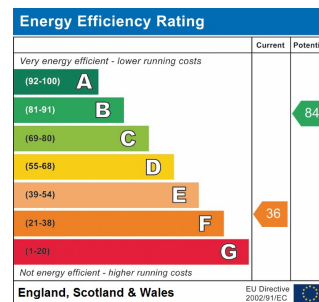
First Floor

Map Location



Total Approximate Floor Area
1,195 sq ft / 111 sq m

EPC Rating



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



AWARD WINNER

2019-2020