



**Comptons Lane,
Horsham, RH13 5NL**

**Asking Price Of
£475,000**

LOCATION

The house is set back from Comptons Lane, on a lay by, so offers excellent access to a number of local schools, that include Forest boys & Millais girls schools, in addition to Heron Way primary school. The market town of Horsham, with its wide variety of restaurants, coffee shops, large retailers including John Lewis and other independent traders, is approximately 1 mile away, with local convenience stores set close too. For access to London and the South Coast, Horsham Station offers a regular service to London Victoria and Brighton (via Three Bridges), with the A24/A23/M23 all being accessed within a short drive of the property.

PROPERTY

This established semi-detached house has benefited from a ground floor extension to create the potential for a self-contained Annex, comprising a Living/Bedroom, modern Shower Room and Utilities cupboard, that could be adapted to create a Kitchen. The ground floor also offers a good-sized Entrance Hall, large Living Room, with feature fireplace and a modern fitted Kitchen. On the first floor there are Three Bedrooms, with a modern Bathroom, that incorporates an additional shower cubicle. The house is well-presented

throughout in neutral shades, with both double glazing and gas central heating.

OUTSIDE

To the front of the house is a driveway, laid to shingle, that provides off street parking for approximately 2 vehicles, with doors leading to both the Entrance Hall and potential Annex. To the rear there is a large raised paved patio with a generous seating area, ideal for entertaining. From here you step down to a generous area of well-tended lawn, with central walkway, leading to a further paved area to the rear of the garden. The whole is enclosed by fencing with a large detached Garage/Workshop, that is equipped with power and light and approached from a rear service road.





Buses

1 minute walk



Shops

Tesco Express
0.4 miles



Trains

Horsham – 0.7 miles
Littlehaven – 1.7 miles



Airport

Gatwick
11.2 miles



Roads

M23
6 miles



Sport & Leisure

Pavilions in the Park
1 mile



Rental Income

£1,400



Schools

Heron Way Primary
Forest & Millais



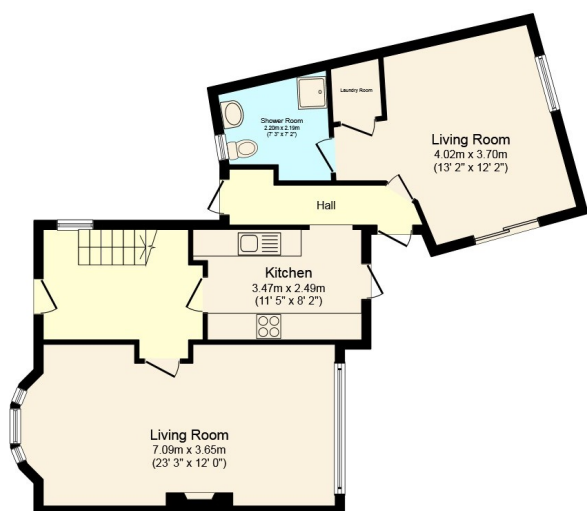
Broadband

Up to 67 Mbps

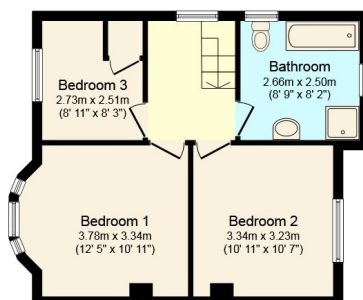


Council Tax

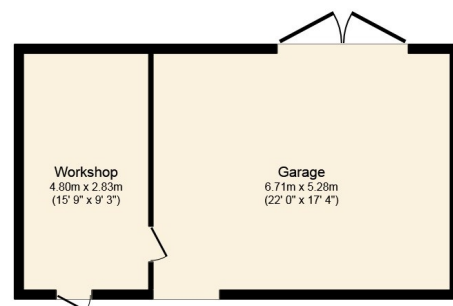
Band D



Ground Floor

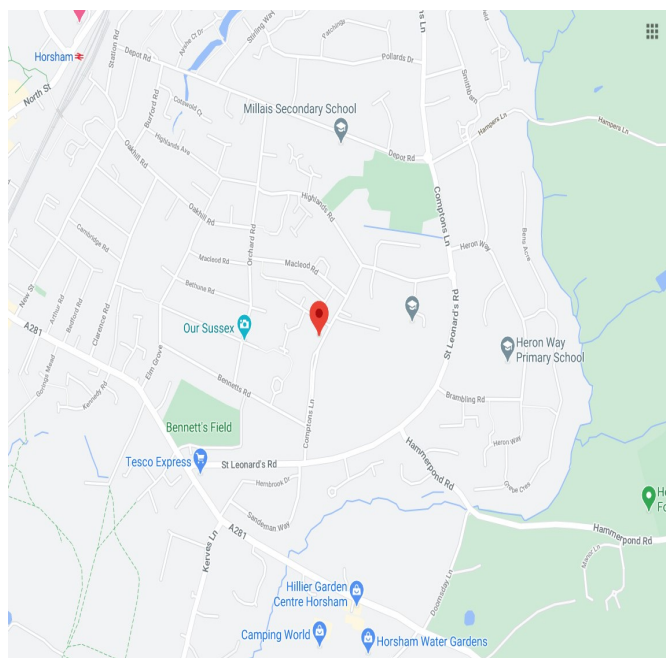


First Floor



Garage

Map Location



Total Approximate Floor Area
1,802 sq ft / 167 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk



01403 272022

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.

brocktaylor.co.uk

2/6 East Street, Horsham, West Sussex, RH12 1HL

