

At a Glance

A well presented two bedroom property located within a small North Horsham close allowing easy access to Littlehaven Station, A264 and M23. The accommodation has undergone a programme of refurbishment by the current owners with further benefits including off street parking and a private rear garden.

Overview

Style: End Terraced House

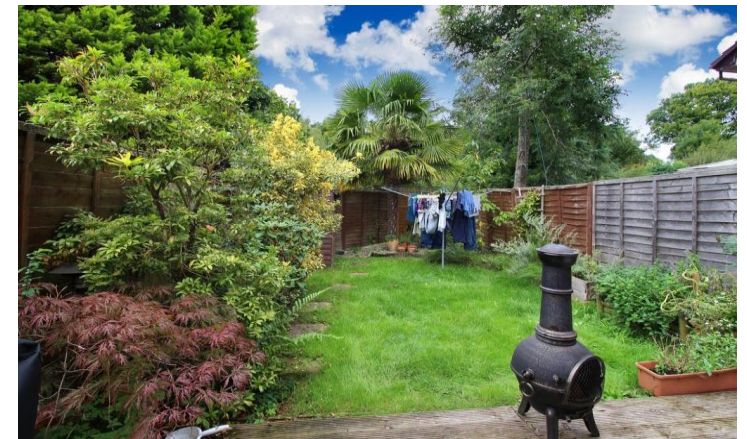
Bedrooms: 2

Reception Rooms: 1

Council Tax Band: C

Likely Rental Amount: £1,050pcm

Approximate Broadband Speed: Up to 76 Mbps



Gorrings Brook, RH12 5HH
Guide Price **£280,000**

brock
taylor



Property Description

LOCATION

This well presented two bedroom property is in the popular North Horsham district. This ideal location is perfectly placed for access to both Littlehaven and Horsham stations, which are both within easy walking distance and operate a direct service to central London, or the South coast (via Three Bridges). There are also a number of amenities within close proximity of the house that include the highly regarded Holbrook Primary School, convenience stores located on both Warnham Road and Rusper Road, the picturesque Horsham Park and Rising Sun public house. For access to road networks the A281, A24 and A29 link to a host of roads including the M23 and in turn Gatwick Airport.

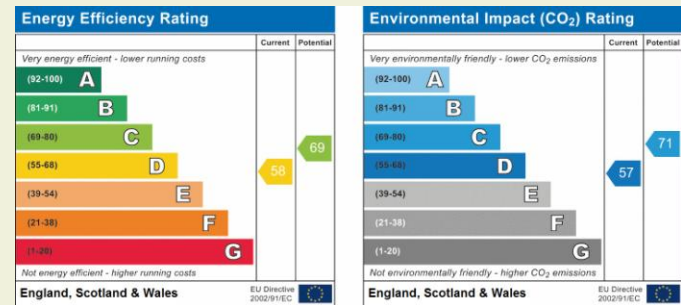
PROPERTY

A well presented two bedroom end of terrace property with accommodation comprising; lounge with stairs to the first floor, storage cupboard and door leading to the modern fitted kitchen with integrated dishwasher and space for washing machine and fridge freezer, a further door then leads to the rear garden. To the first floor are two double bedrooms both with built in wardrobes, and a modern bathroom with panel enclosed bath with electric shower over. Other benefits to the property include gas central heating and double glazing.

OUTSIDE

To the rear of the property is the wood panel enclosed garden, mainly laid to lawn with large decking area, barked borders with palm tree, pond, shed, and gate side access. The property comes with two allocated parking spaces.

Energy Efficiency Rating



Key Living Spaces

- LOUNGE
14' 6" x 13' 3" (4.42m x 4.04m)
- KITCHEN
12' 11" x 6' 3" (3.94m x 1.91m)
- LANDING
- BEDROOM
11' 11" x 9' 6" (3.63m x 2.9m)
- BEDROOM
11' x 7' 1" (3.35m x 2.16m)
- BATHROOM

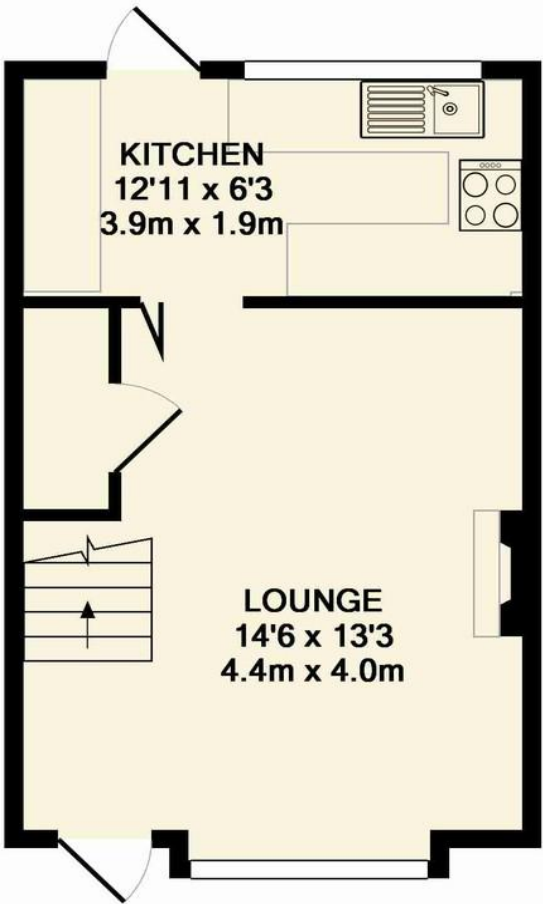
Please note that ALL measurements are approximate

Location, Location, Location

Walk to:
Budgens Convenience Store
Sussex Barn Public House
Littlehaven Station
Horsham Station

Drive to:
M23 – 6.5 miles

Schools
North Heath Primary School
Holbrook Primary School
Millais School
Forest Boys School



GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 581 SQ.FT. (54.0 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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Notes

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