



**Brook Road, Horsham**

Guide Price **£500,000**

# Brook Road

Horsham

This well-presented three bedroom detached house is offered to the market with no onward chain and is situated in the highly sought after area of North Horsham.

The property provides excellent accommodation for families, featuring two spacious reception rooms that offer flexible living and dining options.

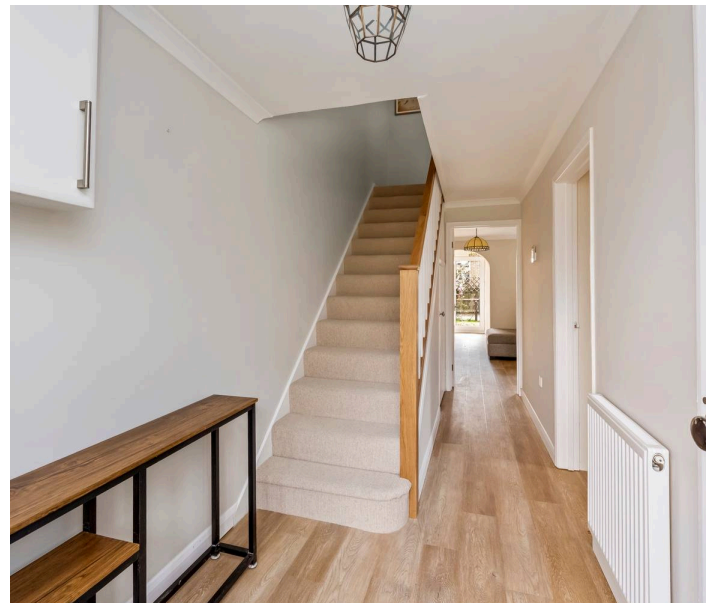
The kitchen is complemented by a convenient ground floor cloakroom and the spacious living room is bright and airy with a separate dining area with doors opening up to the rear garden.

The property has three bedrooms on the first floor providing ample space for relaxation or home working, while a newly fitted, stylish family bathroom serves the first floor.

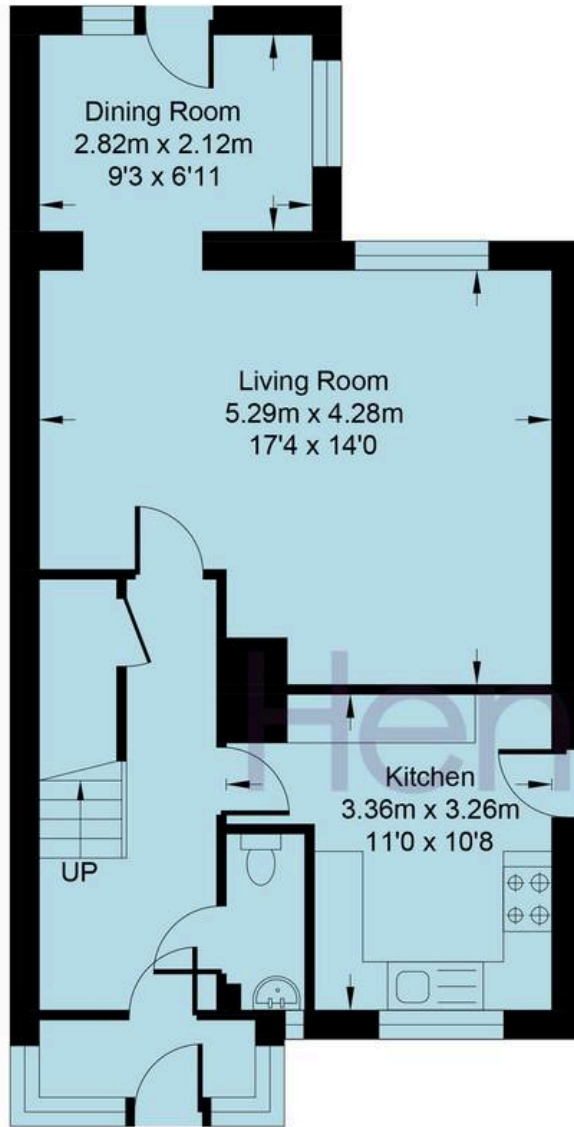
Recent upgrades include a new boiler and central heating system, ensuring comfort and efficiency throughout the year. With garage and driveway parking this property offers both practicality and convenience for busy households.

The property has been recently improved with new double-glazed windows upstairs, as well as new flooring and carpets throughout, creating a fresh and modern feel.

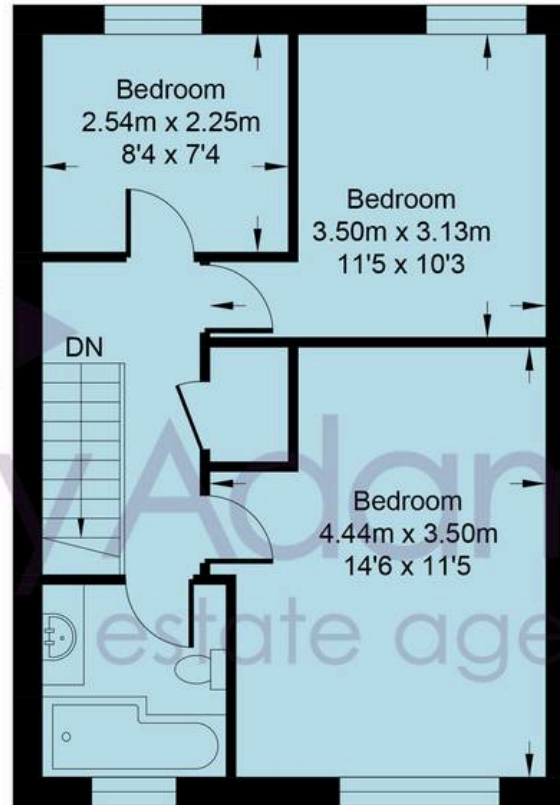
The outside space is equally impressive, with a well-maintained rear garden that provides a safe and private area for children to play or for entertaining guests during the warmer months.



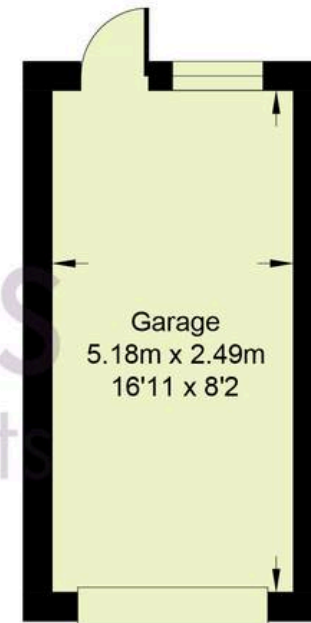




GROUND FLOOR



FIRST FLOOR



GARAGE



## Brook Road

Approximate Area = 960 sq ft / 89.2 sq m

Garage Area = 139 sq ft / 12.9 sq m

Total = 1099 sq ft / 102.1 sq m

For identification only - not to scale



There is also side access to the front of the property, making garden maintenance straightforward and providing additional security. The driveway to the front offers off-road parking for multiple vehicles, a real asset in this popular residential area.

The garden is mainly laid to lawn, bordered by mature shrubs and fencing, with a patio area ideal for outdoor dining or relaxing with family and friends.

Located close to reputable schools, local amenities, and excellent transport links including good access to Littlehaven train line this property combines a desirable location with comfortable family living and attractive outdoor space.

Agent note - Planning permission granted for a 3m single-storey rear extension, offering excellent potential to extend and enhance the living space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.