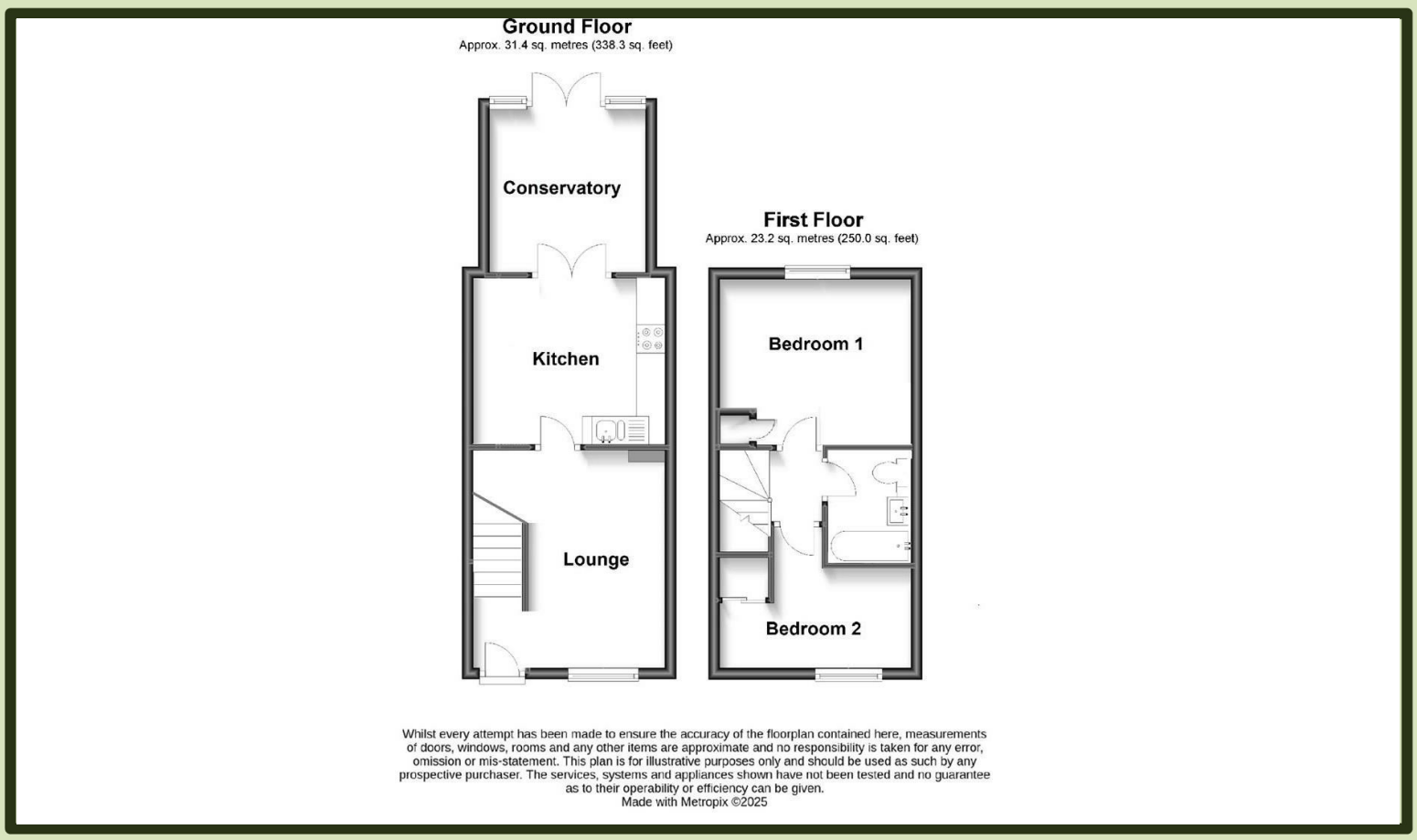
# 3 Eastcroft Mews, Horsham, West Sussex, RH12 1UT




DIRECTIONS: From Horsham Town centre turn left at the traffic lights onto Albion Way. At the roundabout go straight over and at the second set of traffic lights turn right into The Bishopric. Proceed along this road for approximately ½ mile, and turn left into Hills Farm Lane. Take the sixth turning on the left into Brockhurst Close, then first left into Eastcroft Mews.

COUNCIL TAX: Band C.

EPC Rating: B.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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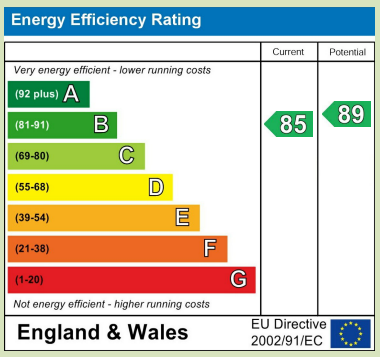
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

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Tucked away in a peaceful cul-de-sac on Horsham's sought-after west side, this well-presented two-bedroom terraced home offers an ideal opportunity for first-time buyers or those looking to downsize. Situated on the ever-popular Hills Farm development the property is perfectly positioned within the highly regarded Tanbridge House School catchment area and within easy walking distance of Horsham's vibrant town centre, this property combines convenience, comfort, and community.

Step inside and you're welcomed by an entrance hall with space to leave coats and shoes before moving through to the inviting front-facing living room. This cosy space offers plenty of natural light and a homely feel, ideal for relaxing after a busy day.

To the rear, you'll find a spacious kitchen/breakfast area, fitted with a range of matching eye and base level units, ample worktop space, and plumbing for freestanding appliances that the owners plan to leave in place for the new owners, meaning the kitchen is buyer-ready. There's also room for a kitchen island with stools or a breakfast table as desired, creating a lovely social hub. Beyond the kitchen sits a conservatory, providing an excellent extension to the living space, with room for dining table and chairs and offering direct access to the rear garden through glazed French doors. This is a space that can be used year-round and perfectly blends indoor and outdoor living.

Upstairs, a central landing leads to two bedrooms, both with fitted wardrobe space and a recently modernised family bathroom, making this a comfortable and practical layout for everyday living.

The front of the property benefits from its own driveway, providing off-road parking, with an additional allocated space located nearby. Further to this the property also benefits from Solar panels providing lower running costs. The private rear garden is neatly designed for low maintenance, featuring a patio area perfect for outdoor dining, artificial grass for all-year-round greenery, and a handy storage shed. A gated rear access adds extra convenience.

This home enjoys excellent access to both the A24 and A281, as well as being close to local amenities. Families will appreciate the proximity to well-regarded schools such as Arunside Primary and Tanbridge House, while nature lovers can enjoy scenic walks along Horsham's picturesque River Walk. The town centre, with its wide array of independent shops, cafés, and restaurants, is just a short stroll away - making this a superbly located home for modern Horsham living.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwsie.**

**FRONT DOOR TO:**

**LIVING ROOM 11'01" x 12'06" (3.38m x 3.81m)**

**KITCHEN/BREAKFAST ROOM 11'01" x 9'09" (3.38m x 2.97m)**

**CONSERVATORY 9'0" x 9'05" (2.74m x 2.87m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 11'01" x 9'10" (3.38m x 3.00m)**

**BEDROOM TWO 11'01" x 7'11" (3.38m x 2.41m)**

**BATHROOM 4'09" x 6'10" (1.45m x 2.08m)**

**OUTSIDE**

**DRIVEWAY PARKING TO THE FRONT**

**REAR GARDEN**

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