



**Holbrook School Lane, Horsham, RH12 5PP**  
Guide Price £425,000 Freehold

  
**MARTIN&CO**

- Bespoke open plan layout
- High quality oak finishes
- Two versatile bedrooms
- Stylish upgraded bathroom
- Private rear garden
- Garage and long driveway
- EPC C
- Potential to extend STPP
- No chain above
- Viewing recommended



This is not a standard two bedroom home.

Thoughtfully reworked by the current owner, the property has been opened up to create a superb ground floor layout designed around modern living. The result is a bright and well balanced space where the kitchen, dining and sitting areas flow naturally, while still feeling clearly defined and practical for day to day life.

Measuring over 21ft in length, the main living area provides a sociable and versatile environment, ideal for both everyday use and entertaining. The kitchen is well arranged with a good range of units and work surfaces, complemented by a breakfast bar style arrangement that connects seamlessly with the dining space.

A real distinguishing feature of the property is the consistent use of oak and natural wood finishes throughout, adding warmth and a sense of quality that elevates the overall feel of the home.



This attention to detail continues into the bathroom, which has been individually styled to create a more bespoke and characterful space, setting it apart from more standard fittings.

Upstairs, there are two well proportioned bedrooms. The main bedroom is a comfortable double with space for freestanding furniture, while the second bedroom is currently arranged as a home office, offering flexibility for buyers needing workspace, guest accommodation or a dressing room.

Outside, the property offers a private rear garden that is easy to maintain yet perfectly suited for outdoor seating and enjoyment.

To the side, there is a garage and a long driveway providing parking for several vehicles, an increasingly valuable feature in this location.

The property also presents clear potential for further enlargement, with a previous planning application submitted for a ground floor extension.

While this was not taken forward, it demonstrates the scope available, subject to the necessary planning consents .

Situated within the ever popular Holbrook development in North Horsham, the property benefits from excellent access to well regarded local schools, nearby shops and everyday amenities. Littlehaven station is within easy reach, offering direct links to Gatwick and London, making this an ideal location for commuters.

Homes of this nature, combining thoughtful design, quality finishes and future potential, are rarely available at this level and early viewing is strongly advised.

## Material Facts

Guide Price £425,000

Tenure: Freehold

Council Tax Band : D

EPC: C

Property type: Semi detached home with Garage  
Mains services: Gas, Electricity, water and drainage  
Heating type: Gas Central Heating

Broadband information:  
Standard To Fast Available  
Speeds from 6mbps to 2000mbps  
Fibre to the property

Mobile coverage:  
Good with most providers



Flood / erosion risk:

River and seas: Very Low risk

Surface water: Very Low risk

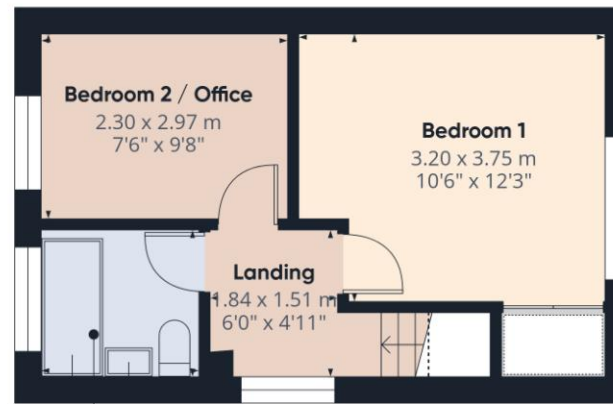
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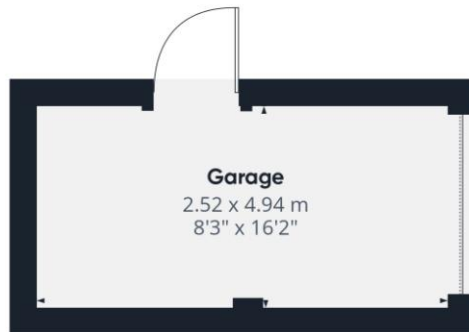




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

65.2 m<sup>2</sup>  
702 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Martin & Co Horsham

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