



13 Holbrook School Lane
Horsham, RH12 5PP

£555,000



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Parkside are delighted to bring to the market this extended four bedroom semi detached family home, situated in a convenient location and within a short walk to Littlehaven station.

The accommodation comprises; entrance hallway with stairs rising to the first floor and door to the light and airy living room with front aspect and under stairs cupboard providing useful extra storage space. The spacious kitchen/diner, which benefits from underfloor heating, has been thoughtfully designed and fitted with an attractive range of shaker style units offering plenty of storage, and with the patio doors leading out onto the garden, this makes a perfect space for entertaining in the summer months. There is also a utility room, cloakroom and a separate back door to the rear of the property. The study provides another reception room which could be also be used as a fifth bedroom.

On the first floor the expansive L-shaped landing creates privacy for the principle bedroom and has a floor to ceiling cupboard, airing cupboard and loft access. The principle bedroom has built in wardrobes and an en-suite, there are two further double bedrooms (one with loft access) a single bedroom and a modern bathroom which completes the first floor.

Outside the rear garden has a large patio, low maintenance artificial lawn, shed and side gated access to the front of the property.



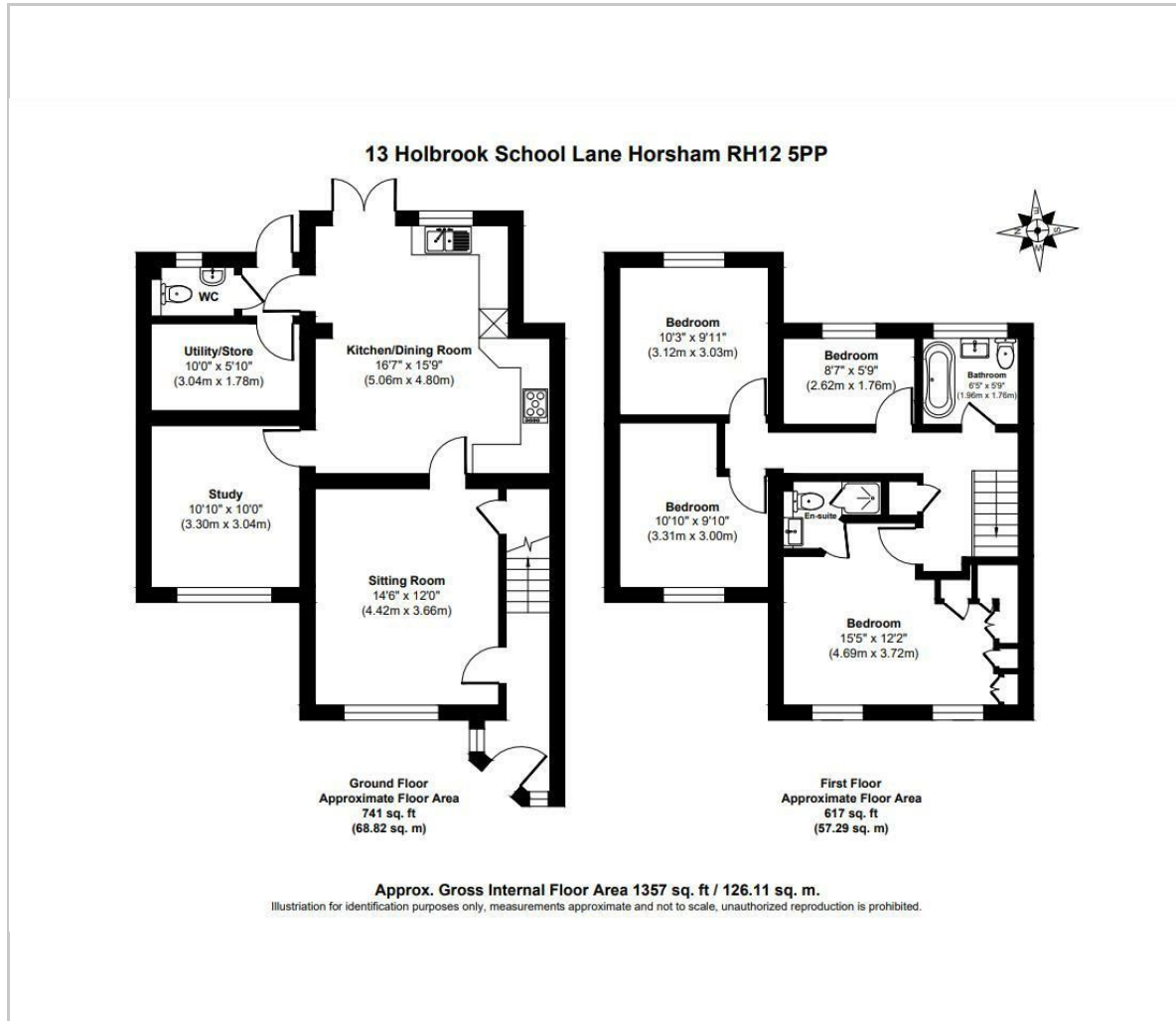


Benefits include gas central heating, double glazed windows and driveway parking.

EPC Rating- C
Council Tax Band - E

This property is located in the highly sought after Holbrook area with both excellent primary and secondary school catchment; Holbrook Primary, Millais, Forest & the new Bohunt. There is easy access to Littlehaven train station for links to London, Brighton and Gatwick and the town of Horsham is a thriving collection of both restaurants and shops with plenty of leisure facilities, and only half an hour from the Sussex coast.

Floor Plan

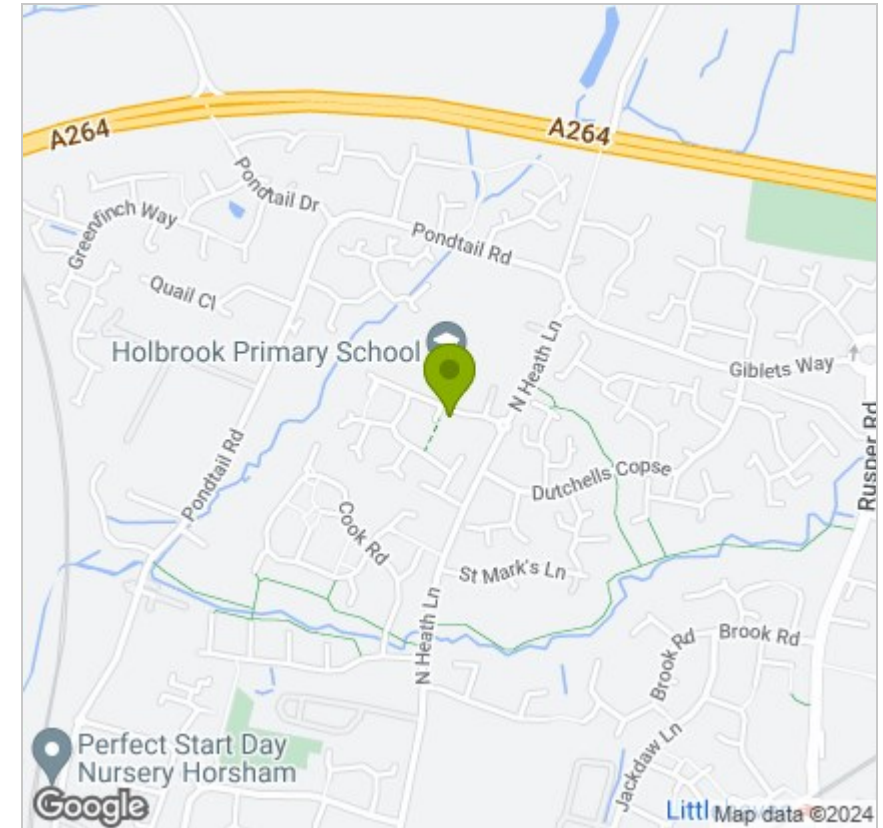


Viewing

Please contact our Parkside Office on 01403 288745 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

