



220 St. Leonards Road, Horsham, West Sussex RH13 6AU

A delightful five bedroom, three bathroom, detached family home situated on the East side of Horsham.



- ▶ Five bedroom family home
- ▶ Sitting room with a fireplace
- ▶ Master bedroom with en-suite shower room
- ▶ Rear garden with terrace area
- ▶ Access to mainline train station
- ▶ Kitchen/breakfast room
- ▶ Study/family room
- ▶ Family bathroom
- ▶ Driveway parking and garage
- ▶ Access to amenities and local schools

Having a versatile blend of living and bedroom space arranged over two floors, this property offers approximately 2163 Sq.ft. of accommodation and features three reception rooms, five bedrooms and three bathrooms. It is situated within a superb location with access to the mainline train station, a selection of well-regarded local schools and countryside walks in nearby St. Leonards Forest. To the ground floor, a reception hallway welcomes you and leads into the kitchen/breakfast room which offers an aspect to the front of the property. There is a range of quality wall and base cabinets with contrasting worksurfaces running through. There is also an electric Aga, laminate flooring and ample space for a dining table. The spacious sitting room centres around a fireplace and also features a parquet wooden floor. This is part open to a separate dining room area where you can enjoy superb views over the rear gardens. There are bi-folding doors that lead directly out onto the rear garden patio. Further space to ground floor includes a study/family room which has a direct access out to the rear garden, a utility lobby and convenient downstairs shower room and a cloakroom.

To the first floor, the main bedroom enjoys views over the rear garden and has a bright and airy feel due to the large windows and double aspect. It has an en-suite shower room which has been refitted to a modern and contemporary style with a walk-in shower, wash hand basin and a low-level WC, complimented with chrome fittings. There are four further bedrooms to the first floor, three of which have fitted cupboard or wardrobe space, plus a separate family bathroom which features a wall mounted shower over the bath, wash hand basin and low-level WC.





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Approximate Area = 2163 sq ft / 200.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2021. Produced for Henry Adams. REF: 788496

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.

Outside

Driveway parking provides space for several vehicles and leads to the garage which has an up and over door and also a convenient access door to the property. There is also the electric car charging point there. The rear garden is predominantly laid to lawn and has a selection of beds and borders with mature shrubs and planting to the boundaries. There is a terrace area at the rear of the property which is ideal for outdoor dining.

Situation

Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downlink Cycle Path. The schooling caters for state and public sectors and the main schools are Millais, Forest, Tanbridge, Collyers, Christ's Hospital and Farlington. There is a thriving restaurant and café scene, from familiar chains to independent and award-winning eateries. The Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year.

