



## 8 Uppark Gardens, Horsham

Guide Price £835,000

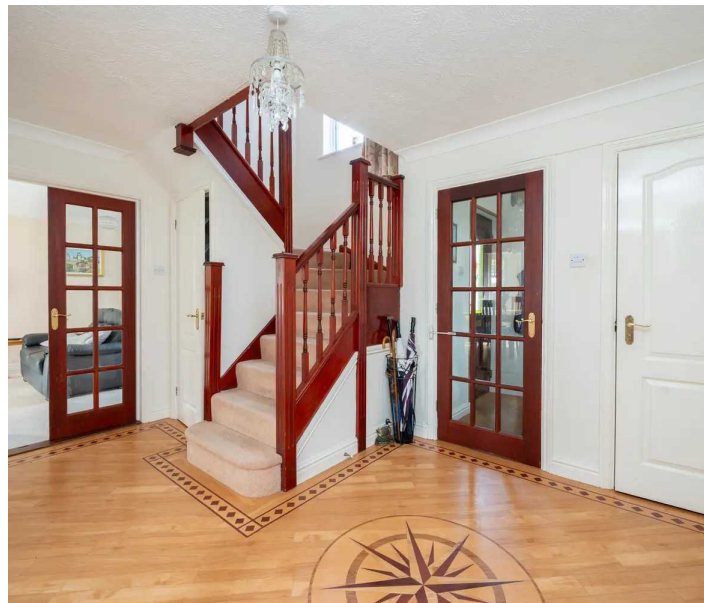
# 8 Uppark Gardens

Horsham, Horsham

This wonderful family home is on the market for the first time in 25 years and offers generous living and bedroom space arranged over three floors. It provides plenty of driveway parking and is within a walking distance to Littlehaven mainline train station.

To the ground floor, the porch welcomes you and leads into the reception hallway. The separate kitchen features a range of wall and base cabinets with contrasting granite worksurfaces and breakfast bar. The kitchen includes integrated appliances of gas hob, extractor fan, oven and microwave. The dining room is light and airy, enjoying garden views with French doors to the patio terrace. The spacious sitting room has a feature fireplace and is dual aspect with bay window to the front and French doors to the rear garden. The conservatory provides extra living space with doors to the garden decking. This family home benefits from a study, cloakroom and under stairs cupboard. There is also a convenient utility room with side door to the rear garden.

To the first floor, bedroom one is of a plentiful size with built-in wardrobes and en-suite bathroom. There is a family bathroom as well as further four bedrooms, with bedroom two benefitting from an en-suite bathroom. To the second floor is a large third bedroom with eave storage. There is a ensuite toilet and access into the loft space.





## 8 Uppark Gardens, Horsham, RH12 5JN

Approximate Area = 2643 sq ft / 245.5 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 3018 sq ft / 280.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1057003





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 Downslink Cycle Path. The schooling caters for state and public sectors and the main schools are Bohunt Academy School, 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.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Henry Adams – Horsham

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