



Firs Close, Horsham, West Sussex RH12 1GD

# 7 Firs Close

Horsham, Horsham

This superb, five bedroom, three bathroom executive family home is situated in a quiet and discreet position on the west side of Horsham and offers access to a selection of well-regarded local schools, the town centre, the mainline train station and nearby countryside. It offers a super blend of living and bedroom space arranged over two floors and totals 2928 Sq. ft. (approx..) as well as having double garaging and a stunning landscaped rear garden. To the ground floor; the impressive reception hallway welcomes you and leads through to the main sitting room which has a light and airy feel due to the triple aspect, there is also a fireplace which incorporates a wood-burning stove as well as doors opening directly onto the rear garden terrace. Further living place includes a separate dining room which is part open to a stunning, modern and contemporary kitchen/breakfast room which has a selection of wall and base cabinets complimented with quartz work surfaces running through. The kitchen has a selection of high-end integrated appliances including an induction hob, double oven, extractor hood and dishwasher, there is a sit up breakfast bar which is ideal for a family. To the first floor; the main bedroom suite is of an impressive size and has a walk-in dressing room along with a luxury en-suite bathroom. The bathroom features a large walk-in shower along with a separate bath and twin vanity basins with useful vanity storage space; all of which is complimented with quality chrome fittings. There is a second bedroom suite which has fitted wardrobes and the benefit of an en-suite shower room which is finished to an equally high specification. Three further bedrooms plus a family bathroom complete the first floor.

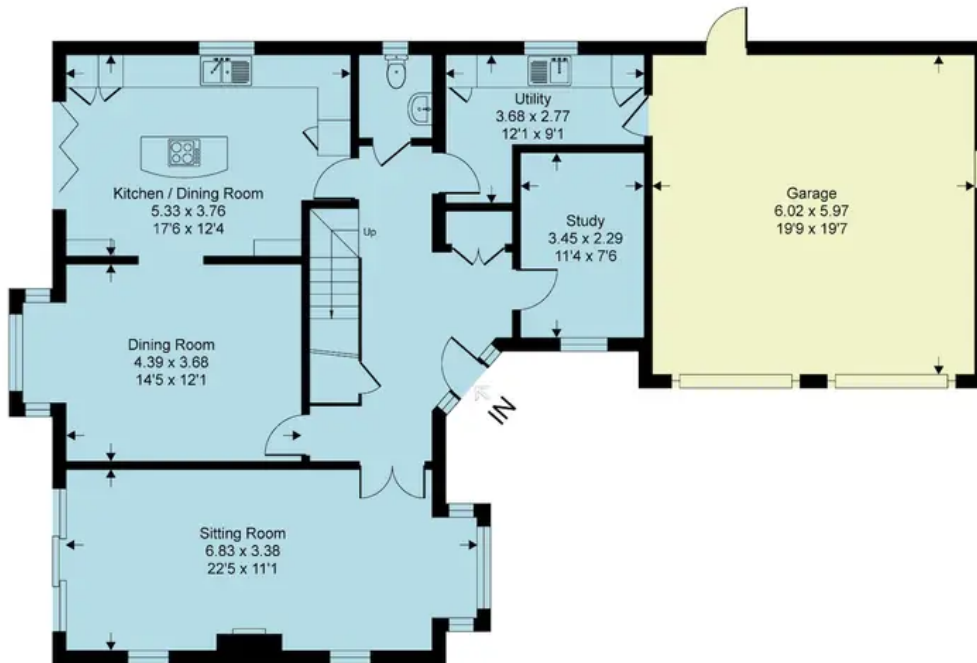
Horsham is a vibrant market town with great transport links and excellent educational facilities. There is the superb Horsham Park and also the nearby Warnham Nature Reserve, other countryside aspects also include the Downslink Cycle Path. The



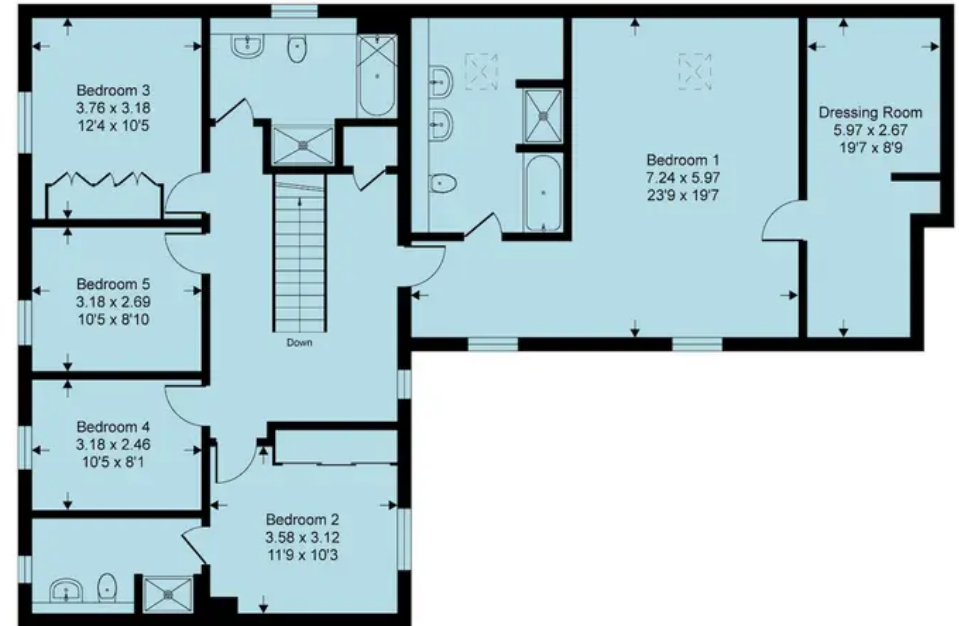


# The Firs, RH12

Approximate Gross Internal Area = 236 sq m / 2541 sq ft  
Approximate Garage Internal Area = 36 sq m / 387 sq ft  
Approximate Total Internal Area = 272 sq m / 2928 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2024 - Produced for Henry Adams



The property is approached via driveway parking which provides space for several cars and leads to the garage which has power, lighting and up and over doors. The rear garden is a real feature and is mainly hard landscaped with Indian sandstone and a selection of walled raised beds; which are well stocked with mature shrubs and planting, there is also a perimeter hedge providing a picturesque backdrop.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B **Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen/ Dining Room**

**WC**

**Utility Room**

**Study**

**Bedroom 1**

**Dressing Room**

**Ensuite to Bedroom 1**

**Bedroom 2**

**Ensuite to Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bedroom 5**

**Family Bathroom**





## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.