



13 Queensway, Horsham

Guide Price £1,050,000

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Horsham, Horsham

This stunning five bedroom, three bathroom, detached family home is situated in a central Horsham position that offers immediate access to the town centre, the mainline train station, nearby countryside and a selection of well regarded local schools. There is a superb blend of living and bedroom space arranged over two floors that is finished to a high specification and has bifold doors opening out onto the rear garden terrace.

To the ground floor; a sizable reception hallway welcomes you and sliding doors open to a fabulous, modern and contemporary kitchen. The kitchen features a range of wall and base cabinets with contrasting tones along with granite work surfaces throughout. There is a selection of quality integrated appliances including three Neff integrated ovens and a warming drawer, a Gas Hob, Wine fridge, a concealed extractor hood and the clever use of LED lighting. The work preparation island also doubles up as a sociable breakfast bar which is ideal for a growing family. The kitchen flows into a dining area which has bifold doors leading out to the rear garden terrace. The main sitting room is of generous proportions and features a corner fireplace which is ideal for crisp winter evenings, a further set of bifold doors opens out to the gardens. The living space to the ground floor continues to include a family room/office which has an aspect to the front of the property, there is also a separate utility room and cloakroom.



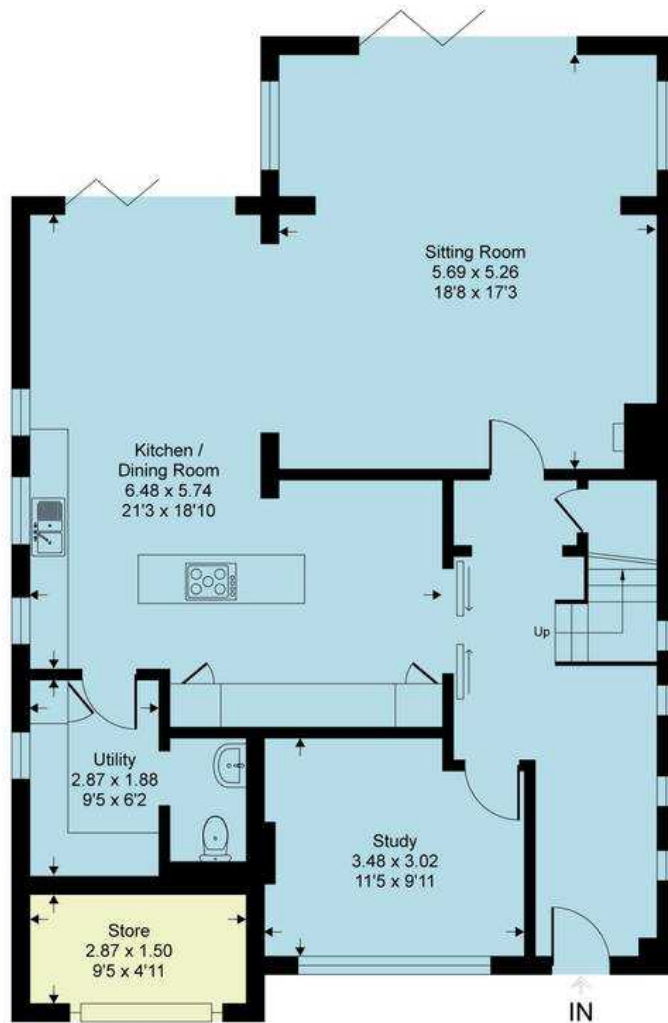


Queensway, RH12

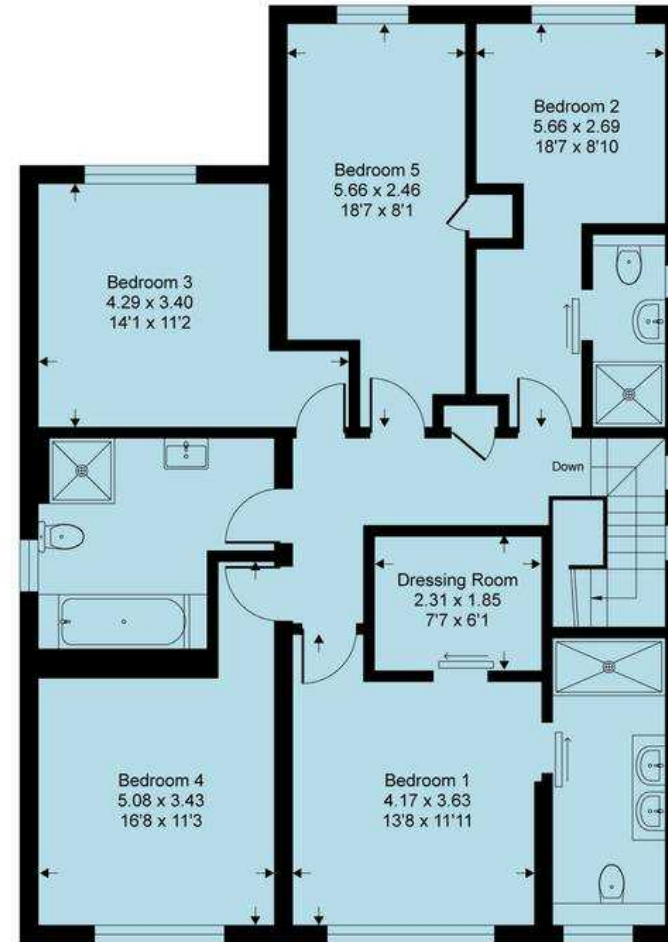
Approximate Gross Internal Area = 201.5 sq m / 2170 sq ft

Approximate Outbuilding Internal Area = 4.6 sq m / 50 sq ft

Approximate Total Internal Area = 206.1 sq m / 2220 sq ft

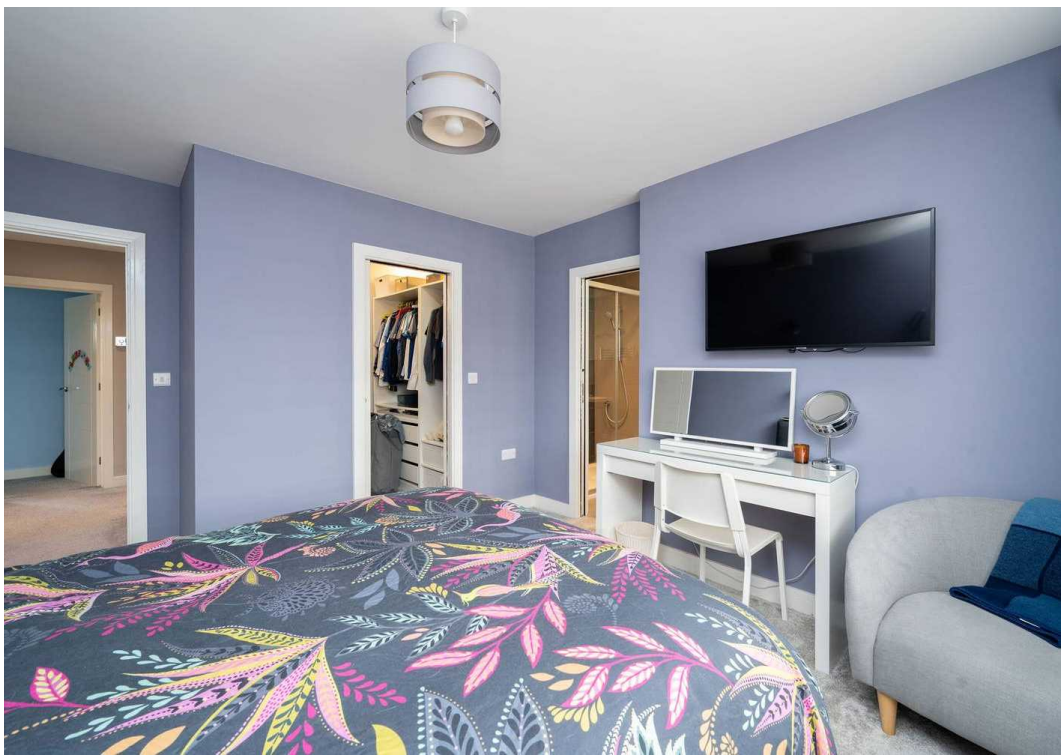
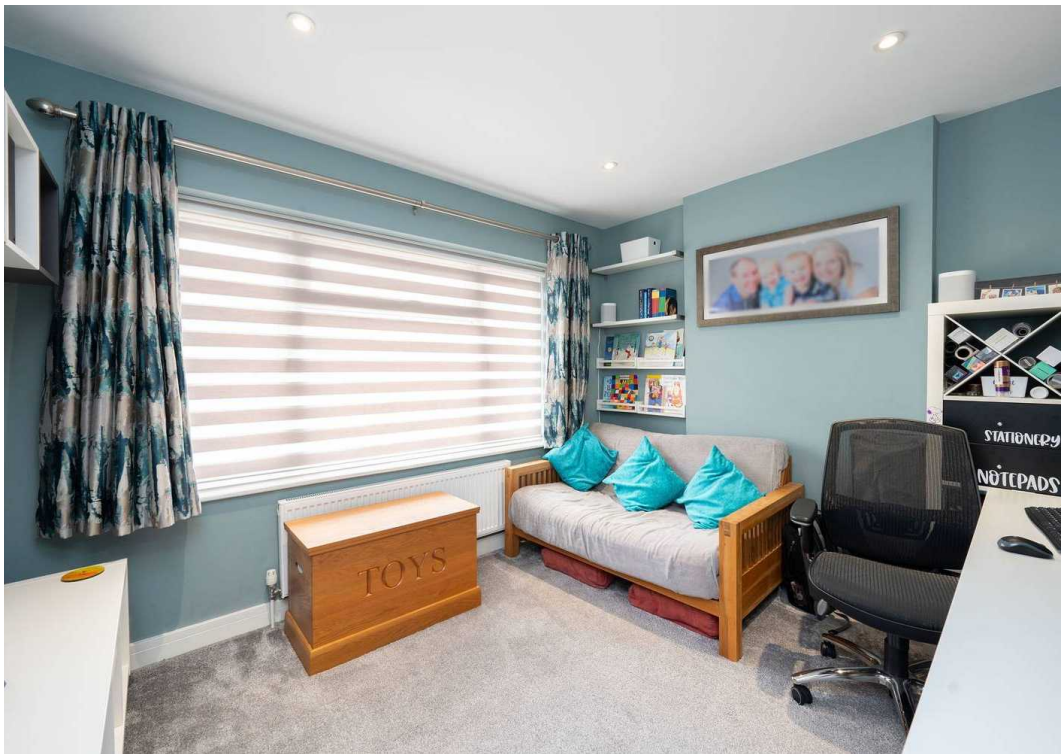


Ground Floor



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.



To the first floor; the main bedroom enjoys an aspect to the front of the property and has a personal dressing room along with a well equipped ensuite shower room which features a twin wash hand basin, large walk-in shower and a low-level WC - all complimented with quality chrome fittings. The second bedroom features views over the rear gardens and also has a ensuite shower, three further bedrooms complete the first floor, one of which is the perfect work from home office or study. The main family bathroom is also presented to a modern and contemporary style and has a bath with a shower attachment, a separate large walk-in shower, along with a wash hand basin and low level WC - complimented with chrome fittings and Italian style tiling.

The property has driveway parking for several vehicles. The converted garage has an electrically operated roller door and leads to a storage area. The rear garden is mainly laid to lawn and has a selection of well stocked beds and borders with mature shrubs and planting, there is a patio terrace area which is ideal for BBQ's and outdoor dining, steps lead to a split level raised patio area - ideal for evening drinks.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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