



3 The Castle, Horsham

Guide Price £925,000

3 The Castle

Horsham, Horsham

Guide Price - £1,000,000 - £1,075,000. This substantial, executive, detached family home is situated in a discreet position in North Horsham and offers access to a selection of well regarded local schools, Littlehaven mainline train station, nearby countryside, Horsham town Centre and commuter routes to the capital. To the ground floor; there is a superb arrangement of flowing living space which is accessed via a generous reception hallway which has several convenient storage cupboards. Double doors lead into the main sitting room which has a double aspect providing superb degrees of light, a further set of double doors open out onto the rear garden terrace. The kitchen/breakfast room provides a superb social hub and has range of wall and base cabinets with contrasting work surfaces running through and a selection of integrated appliances, the separate utility room is conveniently placed next to the kitchen with a direct access to the garden. Further living space continues with a generous dining room which enjoys views over the rear gardens, there is also a separate study as well as a downstairs cloakroom.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

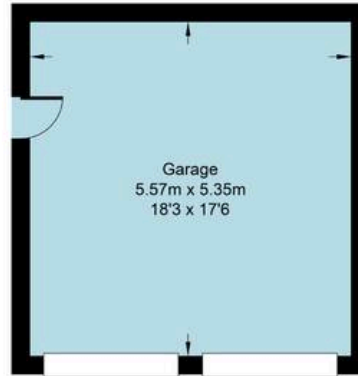
EPC Environmental Impact Rating: E



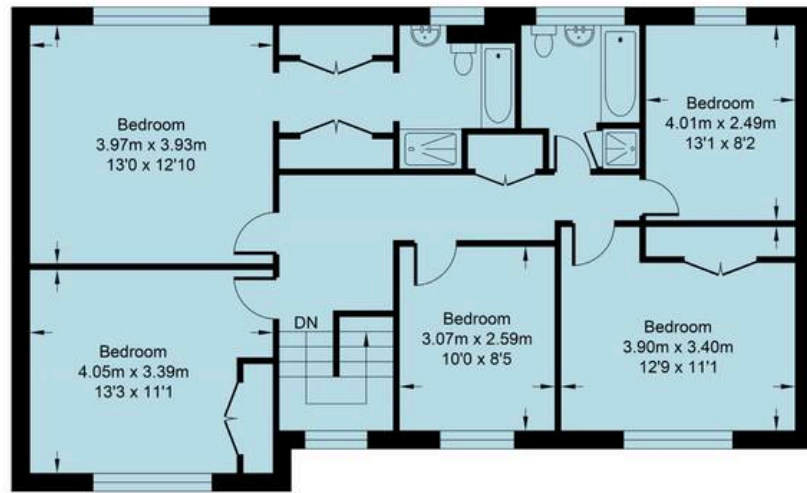




GROUND FLOOR



GARAGE



FIRST FLOOR



The Castle

Approximate Area = 2047.61 sq ft / 190.23 sq m

Garage = 320.76 sq ft / 29.80 sq m

Total = 2368.37 sq ft / 220.03 sq m

For identification only - not to scale

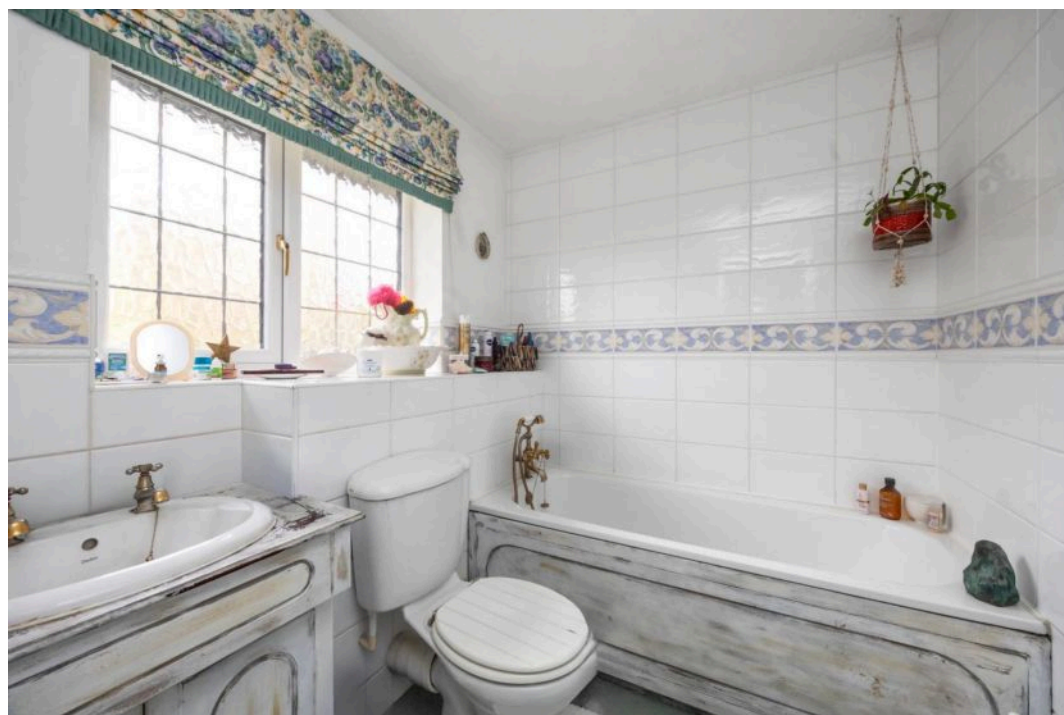


The turning staircase leads to the first floor landing which in turn; leads to the main bedroom suite which enjoys views over the rear gardens and has the benefit of a walk-through dressing room leading to a well equipped en-suite bathroom which has a walk-in shower, separate bath as well as a low-level WC and wash hand basin. There are four further bedrooms all of generous proportions, as well as a further family bathroom, which also has the benefit of a separate shower and bath.

The property is approached via a blocked paved driveway that provides parking space for several vehicles and leads to the detached double garage which has storage space above. The front garden is laid to lawn with landscaped beds and borders with a selection of mature shrubs and plants. The rear garden is a real feature and has a patio terrace area which is ideal for outdoor dining within the summer months, this leads to a large expanse of lawn which is bordered with a superb selection of trees, mature shrubs and plants.

- Detached House
- Double Garage
- Five Bedrooms
- Two Bathrooms
- Off Road Parking for Several Vehicles
- Close to Littlehaven Mainline Station
- Generous Rear Garden
- Quiet Location
- Three Reception Rooms







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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.