



**15 Millais, Horsham**

Guide Price **£950,000**

  
**Henry Adams**  
estate agents

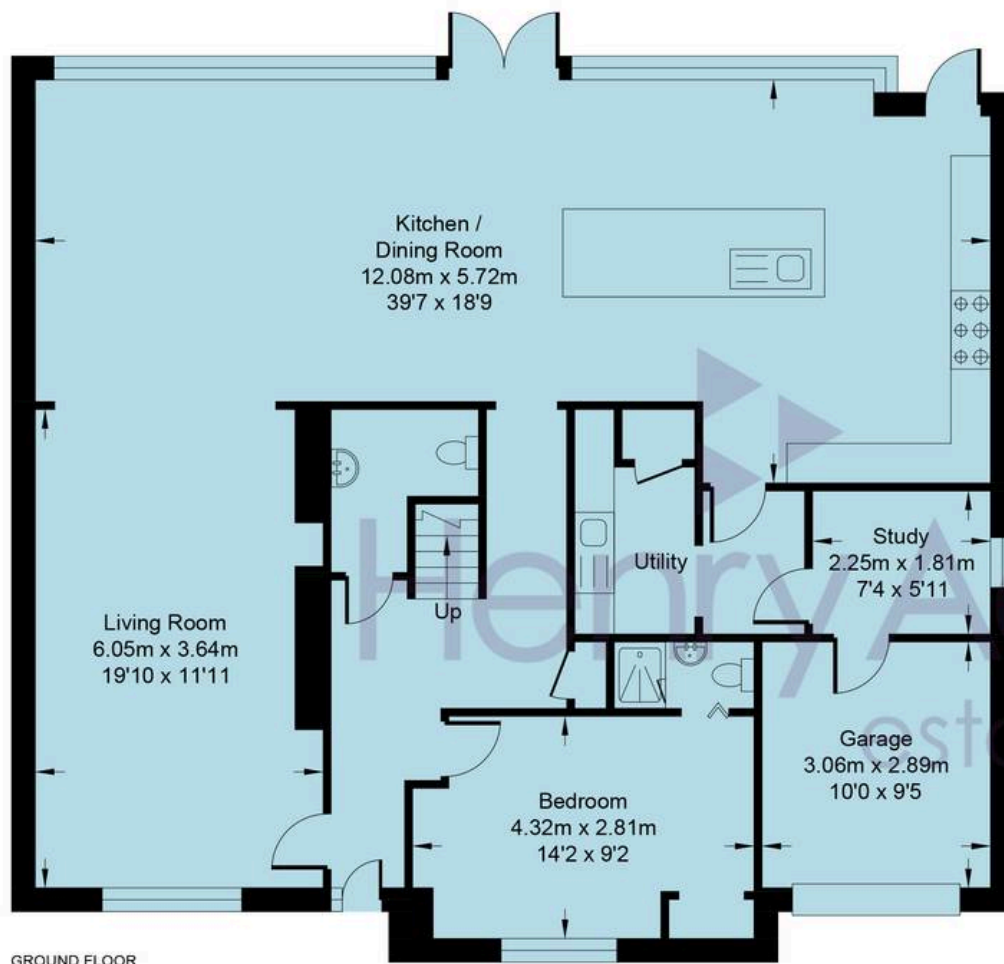


# 15 Millais

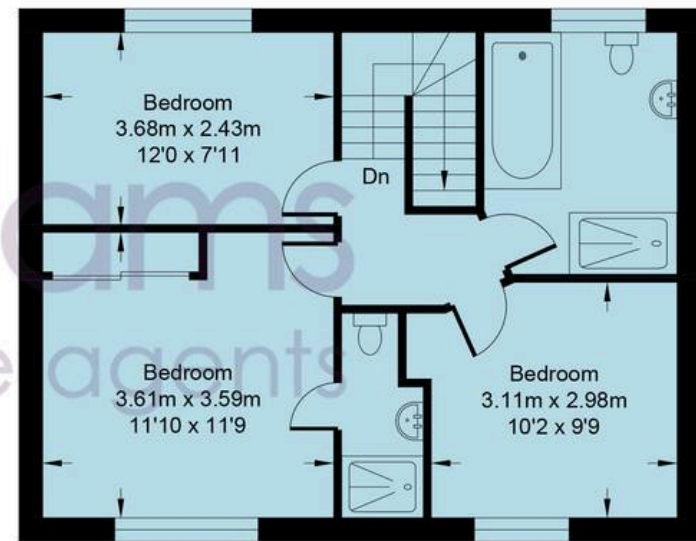
Horsham, Horsham

The stunning family Home offers superb open plan living and bedroom space and is situated on the East side of Horsham in the Heron way area offering access to a selection of well regarded local schools, the mainline train station, Horsham town Centre as well as nearby St. Leonards Forest and countryside. To the ground floor; the reception hallway with built in cupboard welcomes you and leads into the living room which has an aspect to the front of the property and centres around a fireplace incorporating a log burner-ideal for crisp winter evenings. At the rear of the property is a stunning open plan kitchen/dining/family room which measures an impressive 39' and has full height windows and doors that open onto the rear garden terrace. The kitchen is finished to a shaker style and has modern contrasting tones as well as a preparation island with a sit up breakfast bar, there is space for a range style cooker along with further integrated appliances and a tiled floor runs through, there is also a fitted dresser area along with the clever use of lighting throughout. Adjacent to the kitchen is a useful utility room along with a separate study that features a built in desk and shelving. There is also a direct access to the part garage store space. The fourth bedroom is to the ground floor and has an aspect to the front of the property along with an accompanying ensuite shower room with a walk-in shower, wash hand-basin and a low level WC. There is also a downstairs cloakroom.





GROUND FLOOR



FIRST FLOOR



## Millais

Approximate Area = 1776.47 sq ft / 165.04 sq m

Garage = 96.76 sq ft / 8.99 sq m

Total = 1873.23 sq ft / 174.03 sq m

For identification only - not to scale











To the first floor; the main bedroom has an aspect to the front of the property and a fitted wardrobe space, there is a modern and contemporary ensuite shower room with a walk-in shower, wash hand basin and a low-level WC. The two further bedrooms are both of decent proportions and completing the first floor is a stunning family bathroom which has a walk-in shower, wash handbasin and a low-level WC along with a separate bath, there is a stylish but classic finish that features Brass fittings and a marble counter sink.

The property is approached via a block paved driveway that provides parking for several vehicles, this leads to the part garage storage space. The private rear garden is not overlooked and is mainly laid to lawn and has a patio terrace area which is ideal for outdoor dining within the summer months, there is also a sunken trampoline space along with a timber built workshop and woods store.

- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen / Dining / Family Room
- Office
- Three Bathrooms
- Finished to a High Standard
- Off Road Park for Several Vehicles
- Popular Location
- Close to Well Regarded Schools
- Access to Horsham Town Centre and Mainline Train Station

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









## 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.