



**8 Fellcott Way, Horsham**

Guide Price **£425,000**

  
**Henry Adams**  
estate agents

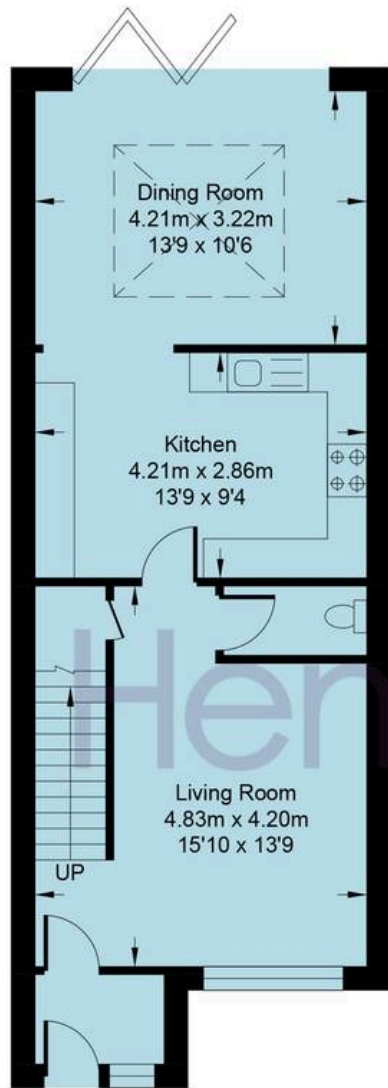


# Fellcott Way, Horsham, West Sussex

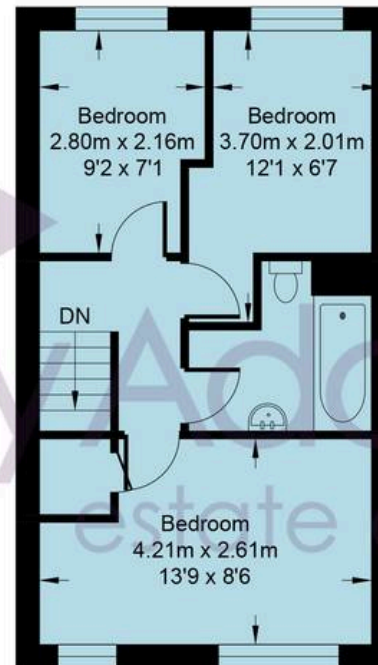
RH12 1UQ

This superbly presented, modern and contemporary three bedroom terraced home has been extended by the current owners recently plastered and decorated throughout, underfloor heating to the downstairs and new doors, it offers a superb blend of living space cleverly arranged over two floors, situated in South West Horsham; the location offers access to the nearby town centre, the mainline train station, nearby countryside and a selection of well regarded local schools. The reception porch leads into the main sitting room which has a cleverly designed media wall and an aspect to the front of the property, there is also the benefit of under stairs storage space. A modern pocket door from the sitting room leads into the kitchen which is a real feature and provides an ideal sociable hub to this family home, it has a blend of wall and base cabinets with a light grey handleless design and contrasting works surfaces running through, there is space for freestanding appliances along with a range of fitted appliances, including an induction hob and a stainless steel extractor hood, there is also LED spotlighting to the ceiling and an aspect to the rear of the property. The kitchen is part open to the extended dining room which has bifold doors leading out into the rear garden terrace and an electric velux window providing a light and airy environment. Also of note to the ground floor is a downstairs cloakroom. To the first floor; the main bedroom enjoys an aspect to the front of the property has a fitted cupboard space, there are two further bedrooms at the rear of the property which enjoy views over the rear garden.

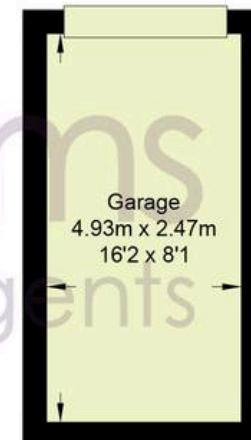




GROUND FLOOR



FIRST FLOOR



GARAGE

## Felcote Way

Approximate Area = 878 sq ft / 81.6 sq m

Garage Area = 131 sq ft / 12.2 sq m

Total = 1009 sq ft / 93.8 sq m

For identification only - not to scale









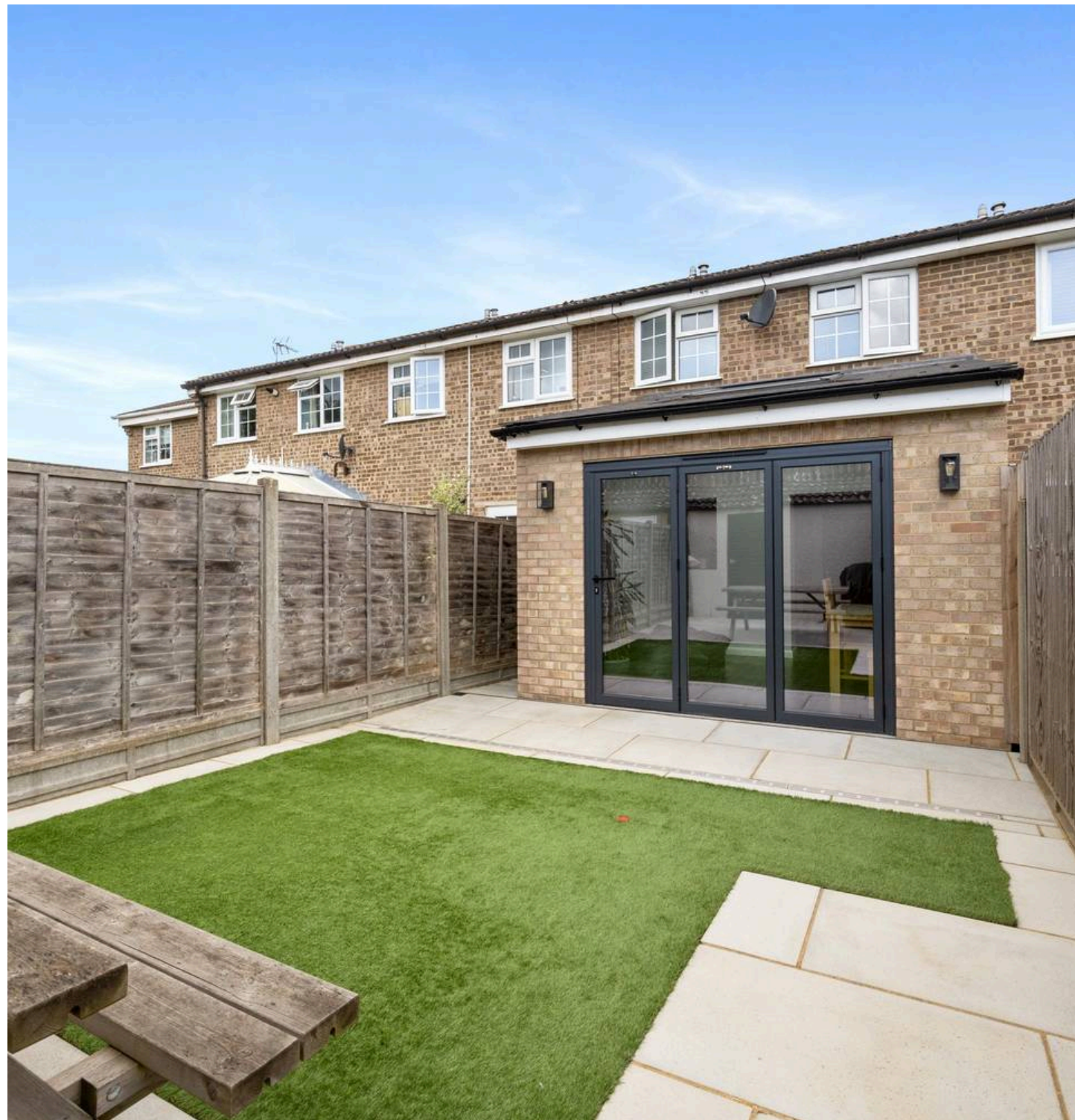




The family bathroom provides a white suite and complementing chrome fittings to include a bath with a shower over, a wash hand basin and a low-level WC. The rear garden has been superbly landscaped and has a porcelain tiled terrace which is ideal for outdoor dining within the summer months, there is a direct access to the garage which is in block and has an up and over door. The remainder of the garden is laid to an Astroturf style lawn for ease of maintenance.

Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C

- **Modern & Contemporary Family Home**
- **Fabulous Extension to the Rear**
- **Stylish Kitchen**
- **Separate Sitting and Dining Room**
- **Garage at Rear of Property**
- **Cul-de-Sac Position**
- **Access to Horsham Town Centre**
- **Nearby Countryside**
- **Access to Well Regarded Local Schools**











## Henry Adams – Horsham

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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.