



## The New House, Church Path Station Road

Guide Price £450,000



# The New House

Church Path Station Road, Horsham

Introducing this individual four Bedroom Detached Home; a spacious and inviting four Bedroom, two Bathroom Detached family home that is located within a central village position with picturesque views of Cowfold Church.

The reception hallway leads into a well-proportioned living room, that is part open plan to the separate dining room - ideal for entertaining guests or relaxing with family. The kitchen/breakfast room provides a cosy space for meal preparation and gatherings, with the added benefit of access onto the Church Path, perfect for leisurely walks and moments of relaxation.

The property has a low maintenance South Facing rear patio,

A driveway parking leading to the garage offers convenience and practicality, ensuring that parking is never an issue for residents or visitors.

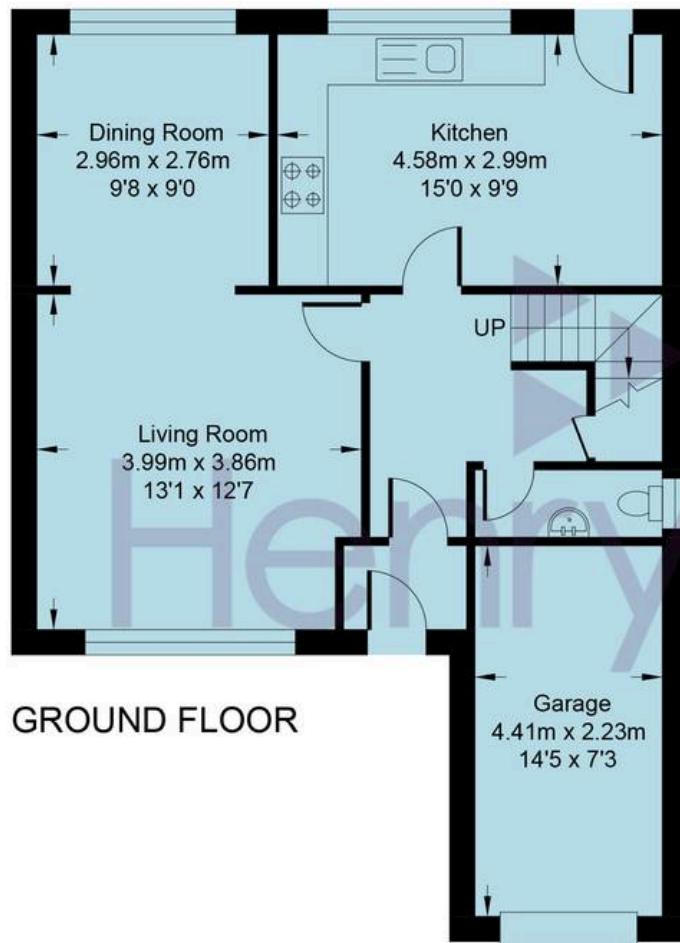
This property is offered with no ongoing chain, providing a smooth transaction for interested buyers. Enjoy easy access to London, Gatwick, and Brighton, making commuting ideal. The surrounding countryside and the Downs Link Trail offer endless opportunities for outdoor adventures and exploration, ideal for outdoor enthusiasts.

Families will appreciate the property's proximity to well-regarded local schools, ensuring that quality education is never far from reach. Whether you're looking to settle down in a quaint village setting or seeking a property with excellent potential for customisation, this Four Bedroom Detached House is sure to meet your needs and exceed your

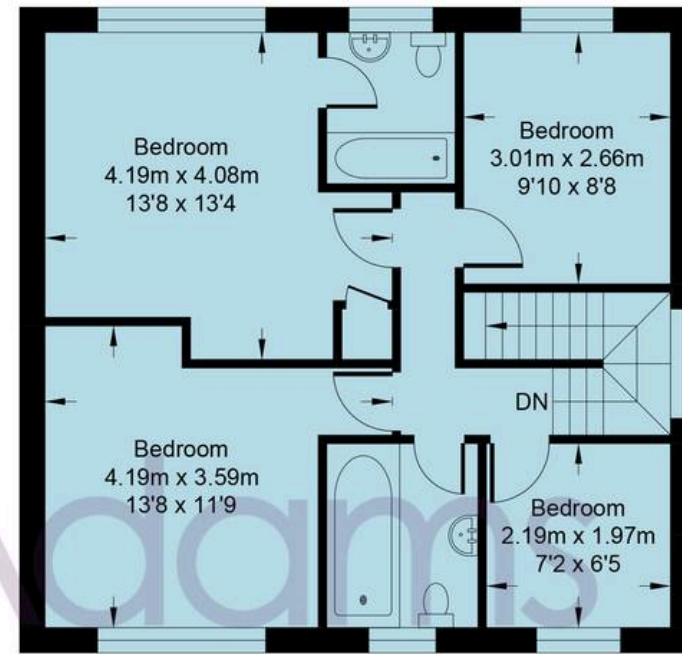








GROUND FLOOR



FIRST FLOOR



## Station Road

Approximate Area = 1107 sq ft / 102.8 sq m

Garage = 105 sq ft / 9.8 sq m

Total = 1212 sq ft / 112.6 sq m

For identification only - not to scale







Four Bedroom Two Bathroom detached property  
Spacious living/ Dining Room  
Kitchen/ Breakfast Room  
Garage with ample parking  
No Onward Chain  
Central Village position  
Easy Access to London, Gatwick and Brighton  
Surrounded by Beautiful Countryside

Council Tax band: TBD  
Tenure: Freehold











## 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.