



The Plat, Horsham

Guide Price £450,000

The Plat

Horsham

This two/three bedroom semi detached converted bungalow offers a versatile blend of living in bedroom space and has undergone a loft conversion to provide a further bedroom and cloakroom.

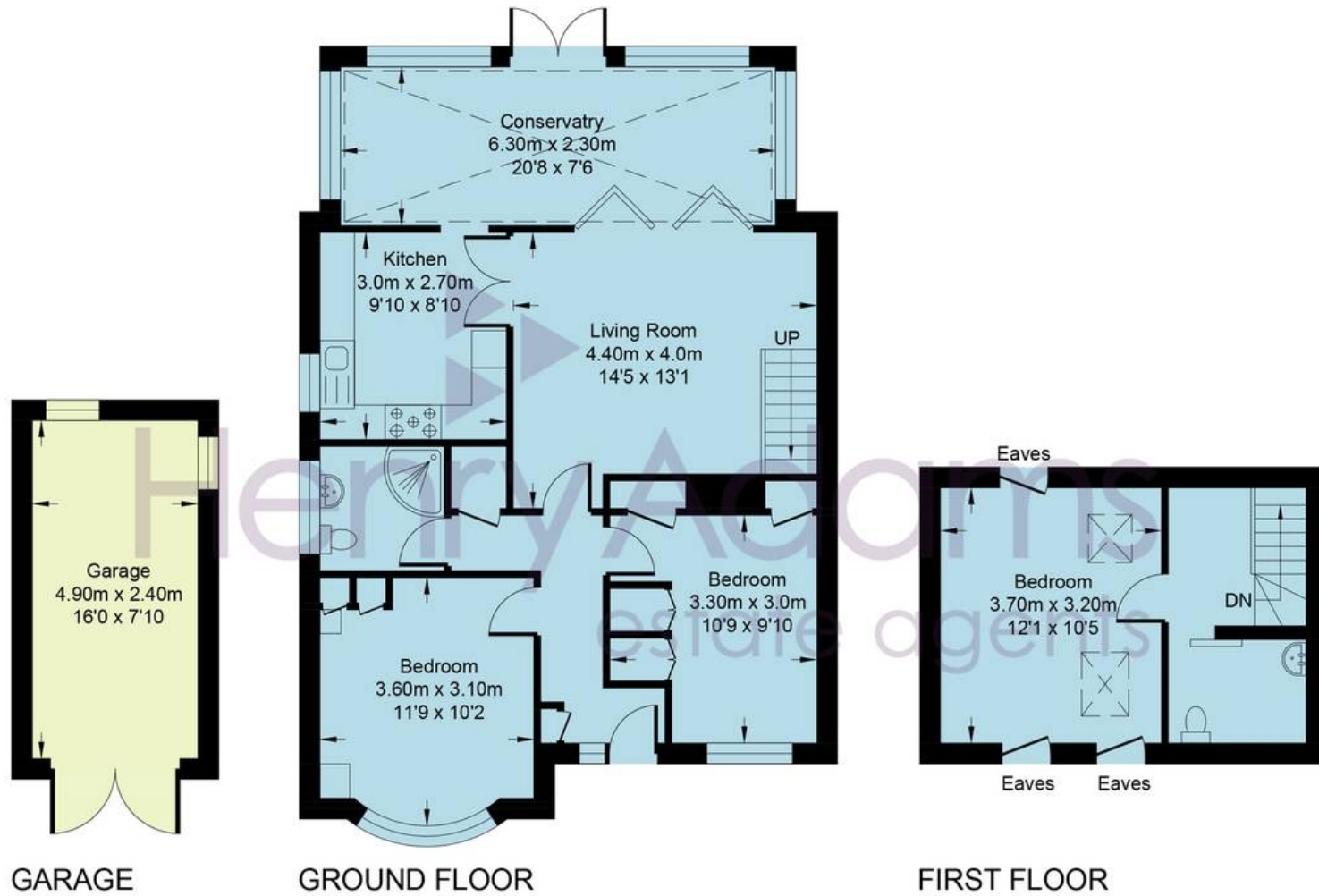
The Property has flexible accommodation, to the ground floor is a well proportioned living room which has sliding doors opening out onto a generous conservatory where you can capitalise on the views over the rear gardens. The kitchen has a range of wall and base cabinets with space for appliances, further space to the ground floor includes two well proportioned bedrooms, both of which have fitted wardrobe space, and a downstairs shower room.

Staircase leads from the living room to the loft conversion which now provides a useful double bedroom with eve storage space and a separate cloakroom with a wash handbasin and low-level WC.

Property has driveway parking for several vehicles leads to an undercover carport area. This leads through to a detached garage which has double opening doors, power and lighting. The lovely rear garden has a deck terrace area which is ideal for outdoor dining within the summer months, this leads to a level lawn which is bordered with well stock beds and borders.







The Plat

Approximate Area = 980 sq ft / 91.0 sq m

Garage = 127 sq ft / 11.8 sq m

Total = 1107 sq ft / 102.8 sq m

For identification only - not to scale





Semi - detached converted bungalow
Two ground floor bedrooms and a further
bedroom upstairs

Generous light and bright conservatory

Decked patio leading to a lovely garden

Parking for several vehicles on driveway

The property is ideally located in a quiet and
discreet position on the west side of Horsham
offering access to Horsham town Centre, the
mainline train station, open countryside and a
selection of world regarded pubs and
restaurants as well as local schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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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.