



Fivens Place, Horsham, West Sussex RH12 5AS

Guide Price £725,000 – £735,000

Fivens Place

Horsham, West Sussex

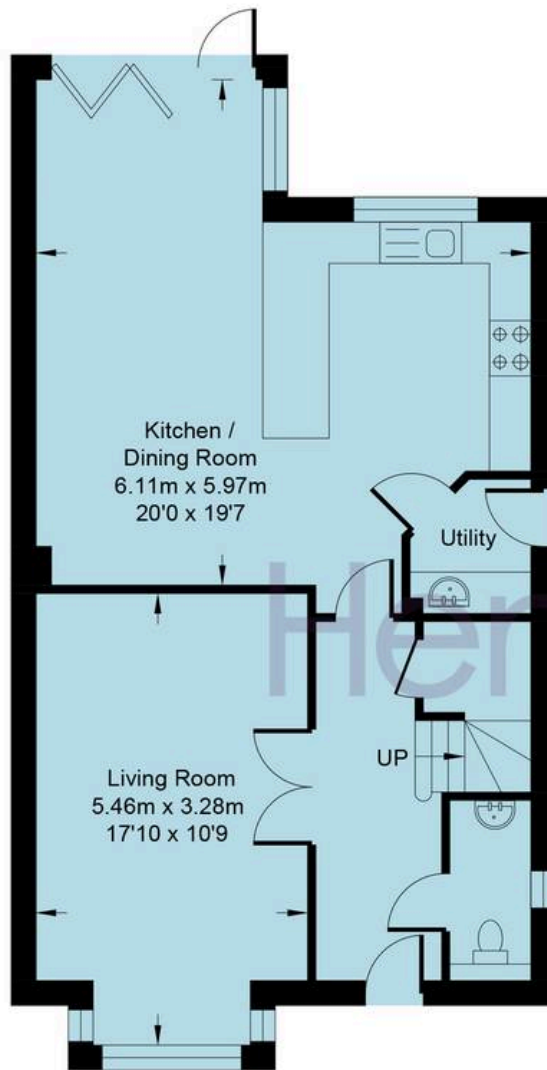
Being built in 2015 by MJH Executive Homes who have won design awards for their small and exclusive developments; this property is ideal for buyers looking to downsize or for growing families alike, it is situated with access to well regarded local schools, Littlehaven mainline train station and commuter routes to the capital.

The reception hallway welcomes you and leads through to a stunning open plan kitchen/dining/family room. The kitchen has a superb specification with White Corian work surfaces and AEG appliances including; single oven and built in microwave, fridge/freezer, gas hob, Zanussi dishwasher and wine fridge. There is a sociable sit up breakfast bar, plus ample space for a dining table and bifold doors from the vaulted ceiling dining room area opening directly onto the rear garden terrace. There is underfloor heating throughout the kitchen and breakfast room. The separate sitting room enjoys views to the front of the property. Also of note to the ground floor is a separate utility room and cloakroom with Villeroy & Boch bathroom ware and quality chrome fittings.

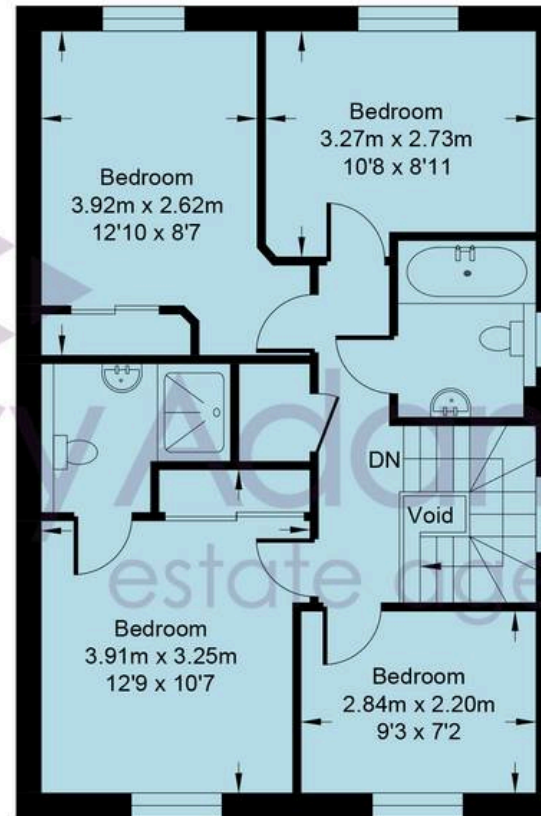
To the first floor the main bedroom has an aspect to the front of the property, fitted wardrobes and a well-equipped en-suite shower room with Villeroy & Boch bathroom ware, plus quality chrome fittings including heated towel rail.



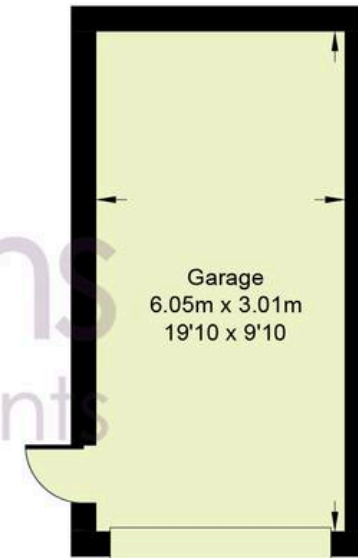




GROUND FLOOR



FIRST FLOOR



GARAGE



Fivens Place

Approximate Area = 1250 sq ft / 116.1 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1446 sq ft / 134.3 sq m

For identification only - not to scale



There is a further family bathroom featuring an equally high specification with a hand shower mounted on the edge of the bath. The three further bedrooms are all of decent proportions, bedroom two features a fitted wardrobe and enjoys views over the rear garden. The property also has the benefit of solar panels to improve efficiency.

Tenure: Freehold. Council Tax band: F EPC Rating: B

- **Four Bedroom, Two Bathroom, Modern and Contemporary Family Home**
- **Quiet and Discreet Position in North Horsham**
- **Access to Well-Regarded Local Schools.**
- **Open Plan Kitchen/Dining/Family Room**
- **Private Driveway and Garage**
- **Non-Overlooked Rear Garden**
- **High Specification Kitchen and Bathrooms**
- **Nearby Littlehaven Mainline Train Station**
- **Newly Built in 2015**
- **Nearby Countryside Walks**







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.