



Church Road, Horsham

Guide Price **£400,000**

Church Road

Horsham

A three bedroom semi-detached property situated on the North East side of Horsham with driveway parking and a garage. This three bedroom semi-detached property is offered with no ongoing chain and has the benefit of driveway parking and a garage.

To the ground floor, the reception hallway welcomes you and in turn leads through to the sitting room which has an aspect to the front of the property and centres around a fireplace. The separate dining room area is part open to the sitting room and also enjoys an aspect and direct access to the rear garden.

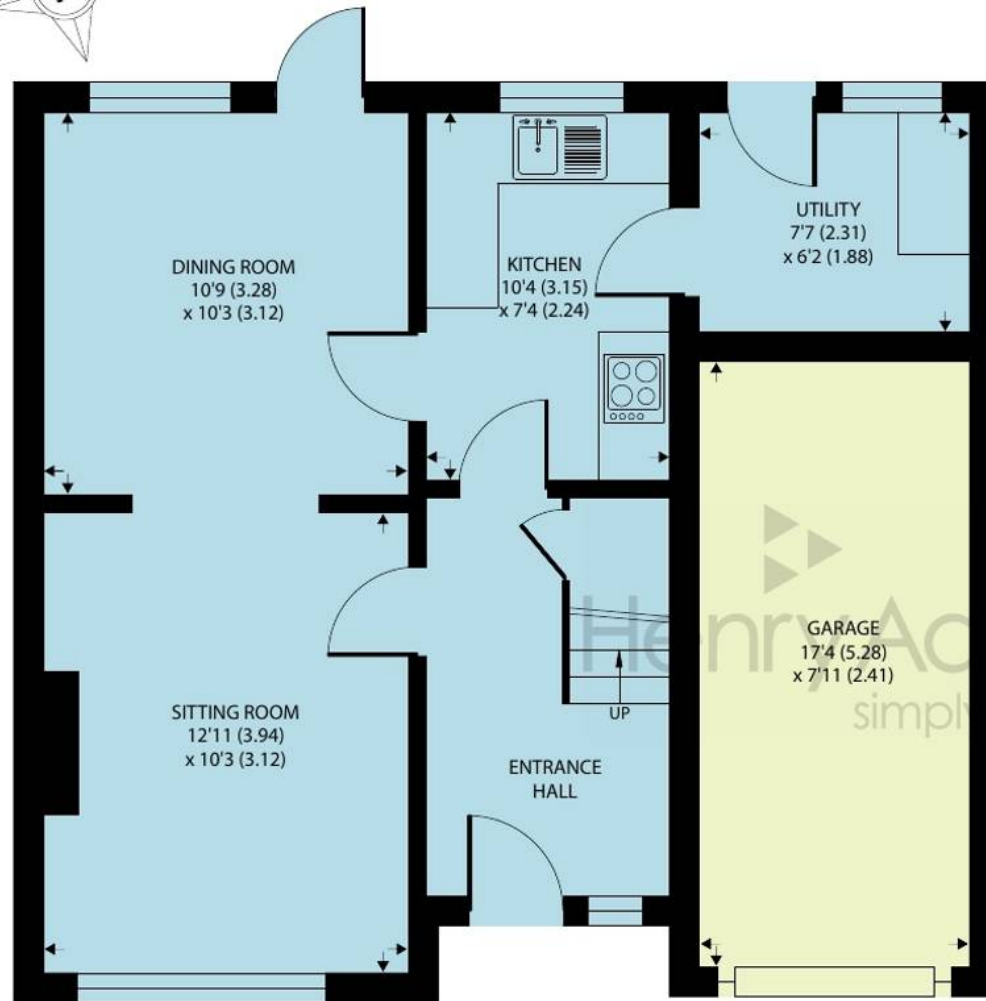
The kitchen has a range of wall and base cabinets with contrasting work surfaces running through. There is space for freestanding appliances along with a stainless steel extractor hood. There is also a separate utility room with a direct access to the rear garden.

To the first floor, the main bedroom has an aspect to the front of the property and enjoys a fitted wardrobe. The further two bedrooms are of a good size and there is a separate bathroom/shower room with a well sized walk-in shower, a wash hand-basin and a low-level WC which is complimented with chrome fittings.

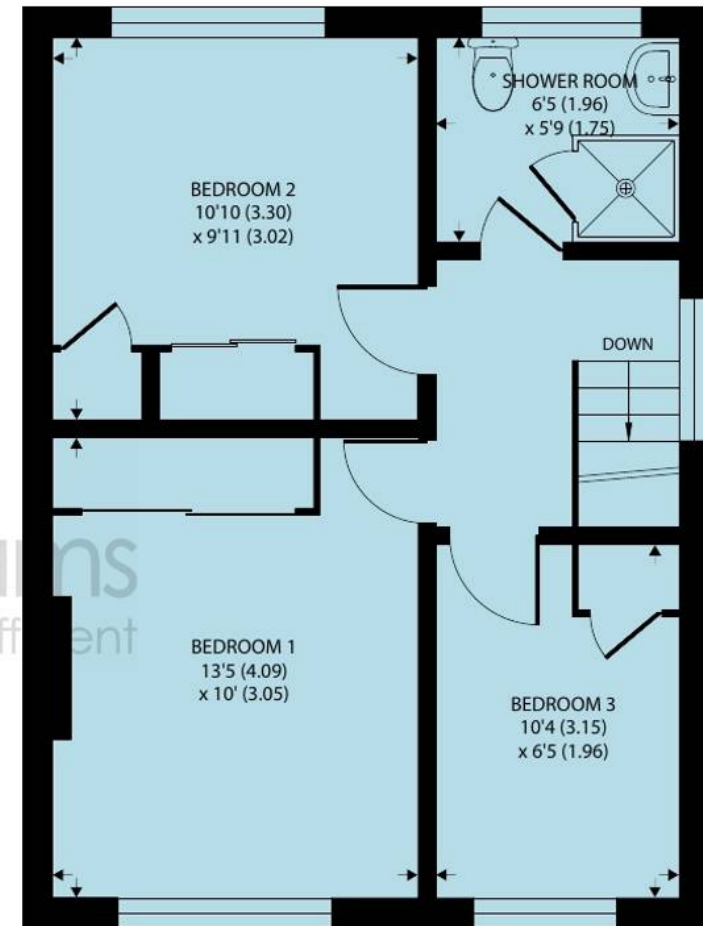
The loft that is accessed from the 1st floor landing has lighting.







GROUND FLOOR



FIRST FLOOR

17 Church Road, Horsham, RH12 4NN

Approximate Area = 886 sq ft / 82.3 sq m

Garage = 129 sq ft / 12 sq m

Total = 1015 sq ft / 94.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1037901

No ongoing chain

Three bedroom property

Utility Room with access to the garden

Natural oak flooring on the first floor rooms

Garage with driveway

New EV charger which has been installed at the front of the property.

The property is located with access to the town centre, both Horsham and Littlehaven mainline train stations and nearby countryside, well-regarded local schools, as well as easy access to Gatwick airport, including by bus.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









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.