



**8 Earles Meadow, Horsham**

Guide Price **£510,000**

**Henry Adams**  
estate agents

# 8 Earles Meadow

Horsham, Horsham

A well presented, modern family home that is situated in a quiet position in North East Horsham with access to Horsham town centre, nearby Littlehaven mainline train station, a selection of well regarded local schools and countryside walks.

This property has a superb blend of living and bedroom space arranged over two floors. As you enter the property there is a hallway and WC then you enter the main sitting room which enjoys an aspect to the front of the property and has a large window providing a light and airy feel.

There is a modern kitchen and separate dining room and to the rear is a lovely sun room overlooking the rear garden.

The main bedroom enjoys views over the front of the property and has a selection of fitted wardrobe space, there are two further bedrooms plus a well equipped family bathroom which a walk in shower a low level WC and basin.

The front garden has block paved driveway parking and leads to the garage. The rear garden is mainly laid to lawn with a patio terrace which is ideal for outdoor dining in the summer months as well as a patio for outdoor dining. There is also areas of lawn with contained beds that include a selection of mature and shrubs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









Living Room

Kitchen

Dining Room

Sun Room

Bedroom

Bedroom

Bedroom

Bathroom





### Earles Meadow

Approximate Area (Including Garage) = 1130 sq ft / 105.0 sq m  
 Total = 1130 sq ft / 105.0 sq m  
 For identification only - not to scale



## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.