



Henry Adams
estate agents

30 Forest Road, Horsham

Guide Price £495,000

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This three bedroom, two bathroom detached family home is offered with no ongoing chain and has the benefit of a generously sized rear garden, driveway parking and a garage. It is ideally located for access to nearby countryside, a selection of well regarded local schools, Littlehaven mainline train station and commuter routes to the capital.

To the ground floor; the reception hallway welcomes you and leads into the main sitting room which enjoys a bay window to the front aspect providing a light and airy environment, there is a separate dining room which has sliding doors leading from the sitting room as well as patio doors opening onto the rear garden terrace. At the rear of the property is a kitchen which has ample space for a kitchen/diner set up with sliding doors opening out to the rear garden. The kitchen has a range of wall and base cabinets with work surfaces running through, there is an integrated oven and space for further freestanding appliances. Also of note to the ground floor is a downstairs shower room which doubles as a shower/utility room. To the first floor there are three bedrooms, two of which are double in size and have fitted cupboard or wardrobe space, the family bathroom has a bath with shower attachment, a wash hand basin and a low level WC.

The property has driveway parking for several vehicles, the front garden is laid to lawn with a selection of beds and borders with mature shrubs and planting. The rear garden is of a generous size and is mainly laid to lawn with a selection of beds with mature shrubs and planting. There is a patio terrace area - ideal for outdoor dining and a detached garage.





Approximate Area = 1143 sq ft / 106.1 sq m
 Garage = 222 sq ft / 20.6 sq m
 Total = 1365 sq ft / 126.7 sq m

For identification only - Not to scale



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.