



**Ryecroft Drive, Horsham, West Sussex, RH12 2AP.**  
**Guide Price £575,000 - £600,000 Freehold**

  
**MARTIN&CO**



- Three Bedrooms
- Potential to Extend subject to planning
- Walking Distance From Horsham Town Centre
- Carport and Garage
- Gas Central Heating
- Bold Corner Plot
- Contemporary Kitchen
- Double Glazing
- EPC D

**STYLISH AND CONTEMPORARY**  
 Nestled in a popular road, we proudly present a three-bedroom bungalow with lovely rear garden, detached garage and car port. Viewing Recommended.



Offered for sale, this modern and sleek three-bedroom bungalow promises an inviting blend of comfort and potential for expansion (subject to relevant permissions).

This hidden gem is strategically positioned on a quiet corner plot, presenting a charming rear garden, a standalone garage, and a carport in a highly coveted location.

Upon entering this property, the hallway is a bright and welcoming space which in turn gives access to all rooms.

The sitting room is a delightful reception area with beautiful





bay window looking over the front garden and enjoying the sun most of the day.

The kitchen fitted in a contemporary style, with fitted kitchen appliances and having a door which leads out onto the rear patio.

The bedrooms are generous sizes, the main bedroom benefits from the double aspect, the second bedroom is currently used as an office, with fitted wardrobes, the third bedroom room enjoys the glorious view of the rear garden.

The family bathroom is fitted with a fully tiled with panel bath, shower, and wash hand basin. There is a separate low flush wc.

Being situated on a bold corner plot the rear garden offers a lot of entertaining space, perfect for family and friends to visit. There is a BBQ area and a fitted bar with an outbuilding housing the gym.

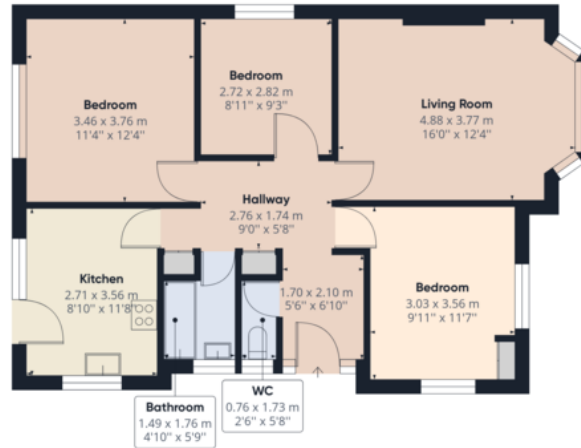
The garden has been landscaped to provide a lovely terrace with ease of maintenance artificial lawn.

The front and side gardens have been hard landscaped with a stone terrace interspersed with flower beds.

Not to forget, the property includes a detached garage with power and lighting, and a double carport, offering generous off-street parking.

Some of the properties locally have been extended and being situated on a bold plot, this property would lend itself to those looking to build and create further accommodation. Planning consent would be required.





Approximate total area<sup>(1)</sup>  
90.62 m<sup>2</sup>  
975.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

## Martin & Co Horsham

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