



**Redford Avenue, Horsham, RH12 2HJ**  
Guide Price range £500,000 - £525,000 Freehold



## Redford Avenue, Horsham

- Three Bedroom Family Home
- Extended Ground Floor
- Modern Kitchen and Bathroom
- Lovely Garden Room
- Utility Area with Downstairs Shower Room
- Paved Driveway
- Private Garden backing onto Wooded Copse
- EPC D

Located on the popular West side of Horsham this three bedroom extended family home will suit those looking for peaceful seclusion yet set close to all Horsham has to offer. Also, it is close to the Riverside Walk and Rookwood golf course.

The house falls into the catchment areas of many of the local schools with the town centre and train station all within easy reach.

Upon entering the home the hallway gives access to the front reception room with deep bay window and fitted gas fire.

The rear sitting room has a contemporary styled inset gas fire with lime stone surround and French doors leading out onto the patio and the rear garden.



The kitchen is fitted with a modern range of wall and base units with ample work top surfaces.

Also included, an integrated oven with four burner gas hob and cooker hood, stainless steel inset sink unit with mixer tap and space for a fridge / freezer.

There is a large larder cupboard, rear and side windows and a door leading out into the extended ground floor.

The garden room is one of the properties outstanding features, feeling connected to the garden with large glass windows, French Doors and a further door giving access to the private garden, decking platform and terrace.

The utility area has space for washing machine and tumble dryer and freezer, there is a door to the front aspect making this a perfect area to bring the children or dogs through on those muddy days.

Just off the utility area is a shower room with wc and wash hand basin.

Moving to the first floor the landing gives access to the generous loft space. There is a side window giving light to this area.

The three bedrooms are a good size with bedrooms one and two being doubles. Bedroom two having a lovely view over the gardens, copse and Rookwood golf course.

The bathroom is fitted with a panel enclosed bath with mixer taps and tiled splashback, pedestal wash hand basin with chrome taps, heated towel radiator, obscured window and airing cupboard housing Worcester Bosch combination boiler with shelving above.

There is a separate toilet with low level w.c and obscured side aspect window.

## Outside

At the front of the property is a paved driveway giving off street parking for several vehicles.

The front door to the extension/utility area is at the back of this driveway.

The private rear garden has a patio terraced and decking areas leading down onto the lawn with access into the picturesque wooded copse.

The garden enjoys a high degree of seclusion and is a peaceful place to enjoy all year around.



Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

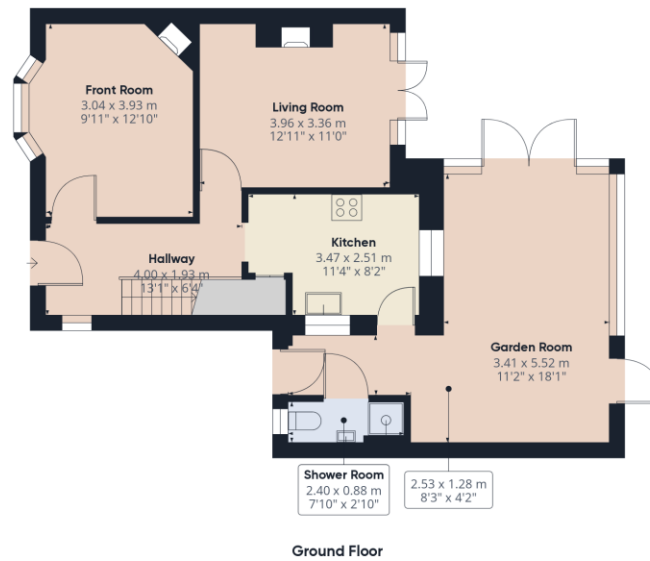
Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.

You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

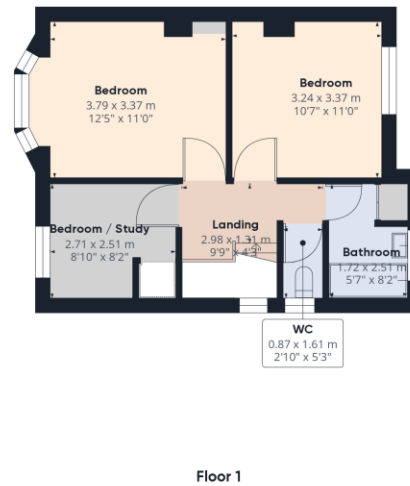
For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the A24 and A264 leading to the M23/M25.







**Approximate total area<sup>m</sup>**  
 109.95 m<sup>2</sup>  
 1183.49 ft<sup>2</sup>



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
 T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.