



Lime Avenue, Horsham, RH12 4DZ
Guide Price £450,000 Freehold


MARTIN&CO

Lime Avenue, Horsham

Guide Price £450,000

- Extended Family Home
- Three Bedrooms
- Contemporary Design
- Well Presented
- Superb Bathroom
- South Facing Garden
- EPC D
- Freehold

Walking through this family home every space has been utilised and redecorated to give a contemporary feel with some charming features retained. The stylish hallway gives access to the open plan living /dining room, each area zoned by clever use of wall colours and furnishing.

The sitting room with bay window and open fireplace, the dining room with space for a large table, open fireplace and window to the rear, a door from the dining room leads into the extended kitchen breakfast room, fitted with a range of modern wall and base units, fitted oven, hob and extractor, space and plumbing for washing machine and fridge freezer.

The breakfast area has French doors leading out onto the decked terrace giving the perfect inside outside flow for entertaining family and friends.



Moving to the first floor there are three bedrooms, the main bedroom a particular feature being the full width of the house with fitted wardrobes and a beautiful feature fireplace.

The family bathroom offers a luxurious space to wake up or wind down after a long day, the bath having a fitted shower above with rainfall shower head.

Outside

The property enjoys a southerly aspect, the garden having been landscaped to provide a large decked terrace area with further decking and a walled terrace ideal for a barbeque. There is level lawn with mature planting and side access.

At the front of the property the driveway offers off street parking.

Location

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 M23 leading to the M25.



Material Facts

Price: £450,000

Tenure: Freehold

Council Tax Band: Band C

Horsham District Council

EPC Rating D

Property Type: Semi detached house

Mains Services: Electricity/Gas/Water/Drainage

Heating Type: Gas central heating

Broadband information: Between 16 Mbps and 910 Mbps fibre to property

Mobile Coverage: Good with most providers.

Parking Type: Off Street Parking

Flood/Erosion Risk: No risk of sea or river flooding and low risk of surface water

For further details contact

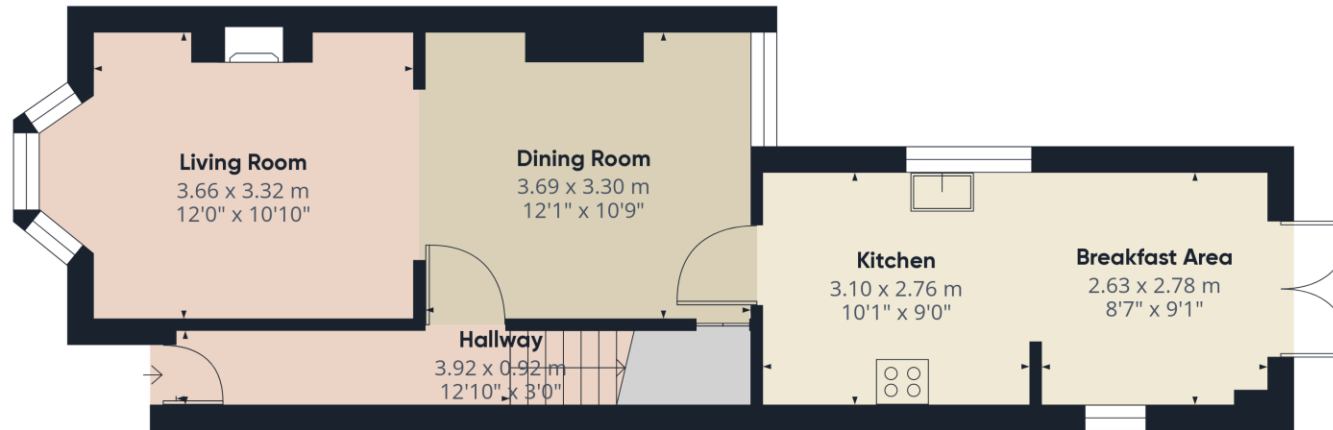
Martin & Co – Horsham branch

01403 248222

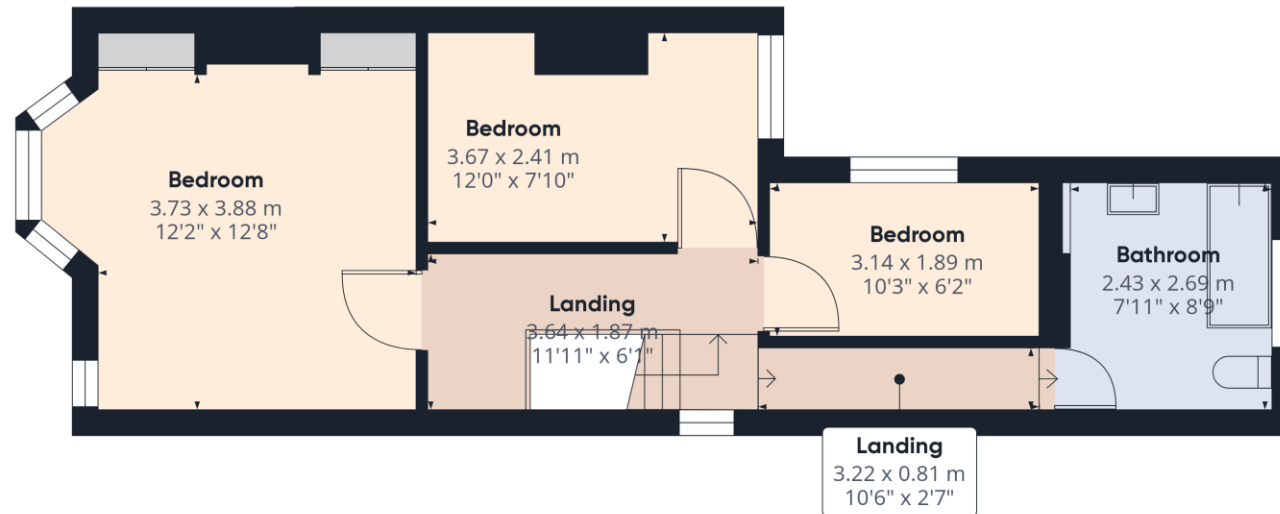
horsham@martinco.com







Ground Floor



Floor 1

Approximate total area⁽¹⁾
92.04 m²
990.7 ft²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

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>