



**Irwin Drive, Horsham, West Sussex, RH12 1NJ.**  
Asking Price £850,000 Freehold





- Popular West Side Location
- Highly Contemporary Detached Home
- Recently Extended
- Four Double Bedrooms
- Large South Facing Garden
- Principle Bedroom with En Suite and Walk In Wardrobe
- EPC TBC
- Cul de Sac
- Garage and Large Driveway

Situated in a prestigious and well-connected neighbourhood, this property benefits from excellent local amenities, top-rated schools, and convenient transport links. The area's charm and community feel make it one of the most desirable places to live, offering a perfect balance between tranquillity and accessibility.

Upon entering the home you are greeted by a bright hallway, featuring high ceilings and stylish flooring.

The large living room is perfect for relaxation and entertainment, boasting ample natural light from the bay window and a feature fireplace that adds a touch of warmth and character.

The heart of the home, open - plan kitchen and dining area. This space is equipped with high-end appliances, sleek cabinetry, and a generous island with ample storage.



The dining area offers direct access to the South facing garden and making it perfect for indoor-outdoor living and entertaining.

Conveniently located off the kitchen, the utility room includes extra storage and laundry facilities, helping to keep the main living areas clutter free.

The property features four generously sized bedrooms, each designed with comfort in mind. The main suite includes an en-suite bathroom and walk in wardrobe, creating a private retreat.

The additional bedrooms are spacious and well-appointed, perfect for family members or guests.

The home benefits from a modern family bathroom with high-quality fixtures and fittings.

The highlight of the exterior is the south-facing garden, providing ample sunlight throughout the day.

This beautifully landscaped garden includes a patio area for alfresco dining, a lush lawn and mature plantings that offer privacy and serene atmosphere.

The property includes a spacious driveway with ample parking for multiple vehicles and a garage, providing additional storage or parking space

The thriving historic market town of Horsham is a short drive away 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.

This impressive 4-bedroom detached house is a rare find in a highly sought-after location.

With its recent extensions, modern amenities, and a beautiful south - facing garden, it presents an excellent opportunity for those looking to invest in a high quality family home.





Don't miss the chance to make this exceptional property your own.

360 tour available on request

All mains services connected

Freehold

For viewing arrangements, please call

Martin & Co – Horsham branch

01403 248222

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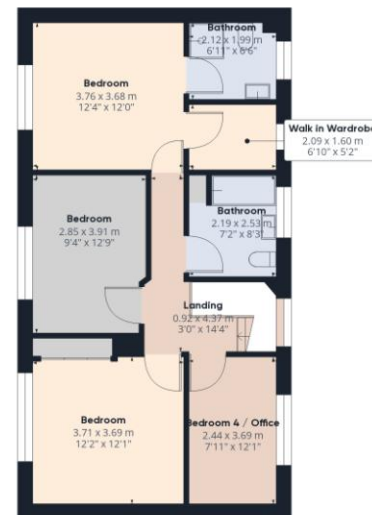








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

167.01 m<sup>2</sup>

1797.69 ft<sup>2</sup>

Reduced headroom

0.05 m<sup>2</sup>

0.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

## Martin & Co Horsham

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