



**Forestfield, Horsham, West Sussex, RH13 6DZ.**  
Guide Price £650,000 Freehold



- Four Bedrooms
- Garden Aspect Sitting Room
- Large Patio Terrace
- Lovely Garden
- Family Bathroom
- Bedroom and Shower Room Downstairs
- Dining Room and Kitchen
- EPC D
- No Chain Above
- Potential to Extend STPP
- Viewing Recommended
- Walking Distance to Millais and Forest Schools

A Rare Opportunity in a Prime Horsham Location – A Family Home with Huge Potential

Nestled in one of Horsham's most desirable residential areas, this detached family home presents an exciting opportunity for those looking to create their dream home.

With no onward chain and set on the edge of the beautiful Leechpool Woods, this property offers a peaceful setting with superb potential for modernisation and improvement.



## The Location

Forestfield is a sought-after address, particularly popular with families due to its proximity to excellent schools, including both Millais and Forest. The area is known for its leafy surroundings, community feel, and easy access to local amenities and Horsham town centre.

## The Property

As you step inside, the ground floor features a converted garage, now offering a versatile bedroom and shower room – perfect for guests, multi-generational living, or a home office.

Leading through the hallway into the dining area, which enjoys lovely views over the rear garden and connects seamlessly with the kitchen.

This area could be opened to create a beautiful garden aspect kitchen/diner, it offers great scope for extension or redesign to suit modern tastes.

The split-level layout adds character and flow, with stairs leading up to a bright sitting room.

This inviting space features patio doors that open onto a charming terrace – a perfect spot for morning coffee or evening relaxation.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for growing families.

## The Outside Space

Set well back from the road, the home boasts a generous front garden and a private driveway with off-street parking.

The rear garden is a true highlight – spacious, mature, and backing directly onto Leechpool Woods, offering peace, privacy, and a wonderful backdrop of nature.

With two patio terraces and a large lawned area bordered by established trees and shrubs, this garden is ideal for entertaining, playing, or simply enjoying the outdoors.

There is off street parking at the front of the house.

This is a home full of potential in a premier location – a rare chance to modernise and personalise a property to your own style in a truly idyllic setting.





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.

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

Guide Price £650,000

Council Tax Band: Band F  
EPC Rating D

Property Type: Detached house  
Mains Services: Gas/Electricity/Water/Drainage  
Heating Type: Gas Central Heating to Radiators

Broadband information: Between 4 Mbps and 1139 Mbps - Fibre to Property

Mobile Coverage: Good with EE, average with other providers

Parking Type: Own Driveway  
Flood/Erosion Risk  
River and Seas : None Surface Water : Very Low



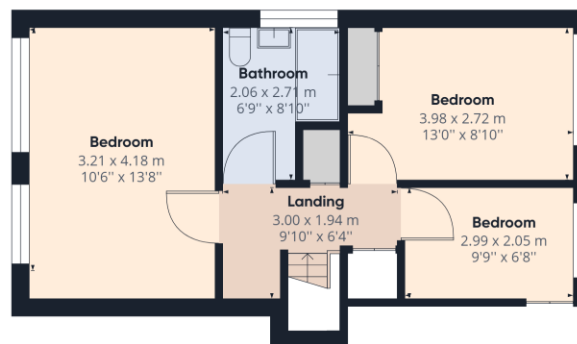








Ground Floor



Floor 1



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

103.07 m<sup>2</sup>  
1109.42 ft<sup>2</sup>

**Reduced headroom**

1.18 m<sup>2</sup>  
12.71 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.

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>



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