



Orchard Road, Horsham, RH13 5JR
Guide Price £450,000 Freehold

- Three Bedroom Family Home
- Extended Accommodation
- Off Street Parking Potential
- Front & Rear Garden
- Fitted Kitchen/Family Room
- Close to Station and Town Centre
- Viewing Recommended
- EPC C
- Loft Extension Potential STPP
- Good Sized Garden Shed

A well-positioned, extended family home within walking distance of schools, town and station.

Set on a generous plot in a popular Horsham location, this extended three-bedroom semi-detached home is a superb opportunity for families seeking a practical home within reach of excellent local schooling.

The property is located just under a mile from Horsham's mainline station and a pleasant walk into the town centre with its range of independent shops, cafés, and restaurants. Families will appreciate the proximity to sought-after schools including Heron Way, Kingslea, Millais and Forest, all of which are nearby.

The home has been thoughtfully extended to the rear, creating a bright and sociable kitchen/diner that overlooks the garden – ideal for modern family life.



A separate living room to the front offers a cosy retreat in the evenings, while the ground floor also benefits from a family bathroom with panelled bath and separate shower cubicle.

Please note that the current owners have made additional improvements, including the installation of a WC upstairs giving useful facilities on both floors.

On the first floor there are also three well-proportioned bedrooms. The third room has also been used as a study or nursery, making the layout flexible depending on your family's needs.

Outside, the rear garden has been designed with both entertaining and practicality in mind. There's a concrete base area perfect for summer dining, a patio, and a generous lawn.

With double glazing, gas central heating, and a peaceful position on a quiet residential street, this home combines comfort, convenience and scope to personalise further.

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:

Guide Price £450,000

Tenure: Freehold
Council Tax band: D
Horsham District Council

EPC: C

Property type: Semi Detached House
Mains services: Gas/Electricity/Water/Drainage
Heating type: Gas central heating to radiators

Further information:

Broadband information:
Between 17 Mbps and 10000 Mbps
Fibre to the Property

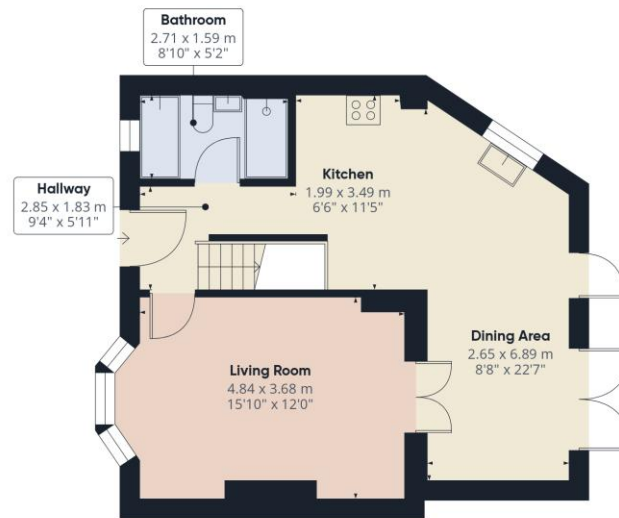
Mobile coverage: Good with most providers

Parking type: Potential for off road parking subject to local consents

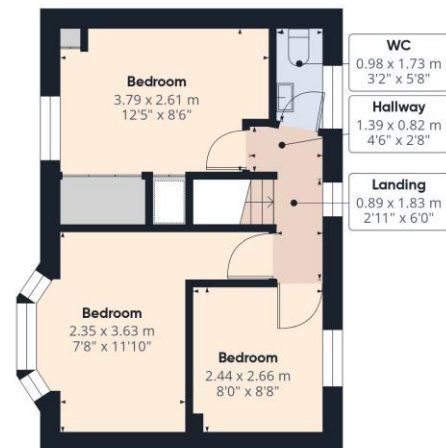
Flood/Erosion risk:
River and seas: Very low
Surface water: Very low







Ground Floor



Floor 1

Approximate total area⁽¹⁾

85.5 m²
920 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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