



37 Greenfields Way  
Horsham RH12 4LF  
Guide Price £450,000 Freehold



COURTNEY  
GREEN

Estate Agent • Letting Agent • Managing Agent



# 37 Greenfields Way, Horsham, West Sussex RH12 4LF

A generously proportioned three bedroom link-detached bungalow, peacefully positioned in a quiet cul-de-sac of just seven bungalows in the sought-after Littlehaven area of Horsham. Presented in good order yet offering excellent scope for modernisation. The accommodation in brief comprises an entrance lobby leading to a central hallway, a bright and spacious sitting/dining room with doors to the garden, a fitted kitchen, three bedrooms, and a family bathroom. Outside, the rear garden provides a wonderfully private setting with mature planting and established borders, while to the front there is driveway parking and access to the garage. The property is offered to the market with no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

The accommodation comprises:

Front door opening to

**Entrance Lobby**  
with doors to the entrance hall, garage, and rear door to garden.

**Entrance Hall**  
A practical entrance hall with loft hatch access to the loft space, thermostat control, telephone entry system, radiator, and a useful storage cupboard housing the gas meter and electric fuse board. Double glazed doors open into the sitting/dining room, with further doors leading to the bathroom and bedrooms.

**Sitting/Dining Room**  
A bright and spacious open-plan living space with satellite and television point and radiator, featuring double glazed sliding doors opening directly onto the rear garden. A further door provides access to the kitchen.

**Kitchen**  
Fitted with a range of eye and base level cabinets and drawers, with contrasting work surfaces and a stainless steel sink and drainer with mixer tap. Appliances include an integrated double oven and four-burner gas hob. There is space and plumbing for a washing machine, dishwasher, and fridge. A side aspect window and rear aspect door provide natural light and access to the garden.

**Bedroom 1**  
A generous double bedroom with front aspect window, radiator, fitted triple wardrobe with mirrored doors, and an additional large storage cupboard.

**Bedroom 2**  
A further well-proportioned double bedroom with side aspect window, radiator, and fitted wardrobe.

**Bedroom 3**  
A comfortable single bedroom with front aspect window and radiator.

**Bathroom**  
Fitted with a white suite comprising an enclosed panel bath with mixer tap and electric shower over, pedestal wash hand basin with taps, and low-level WC with dual flush. There is also a radiator, extractor fan, and obscured side aspect window.

## OUTSIDE

The rear garden offers excellent seclusion, being bordered by established trees and mature shrub planting. There is a large lawn with areas of hardstanding providing seating space, a metal shed with concrete slab base, side access gate, and a rear door into the entrance lobby.

## Additional Information

Council Tax Band - E

**Agents Note:** To the rear of the bungalow there is a lean-to, which is in poor condition and will require removal. This structure does not form part of the property’s accommodation.

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5860/21/08



Approximate total area<sup>(1)</sup>  
996 ft<sup>2</sup>  
92.4 m<sup>2</sup>

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		81
69-80 <b>C</b>		
55-68 <b>D</b>	65	
43-54 <b>E</b>		
31-42 <b>F</b>		
1-30 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

(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.

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