



8 Searles View
Horsham, West Sussex, RH12 4FG
Guide Price £675,000 Freehold



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A rarely available four bedroom detached family home, recently extended and beautifully presented, located in a quiet residential cul-de-sac in North Horsham. The property is conveniently located, just a short walk from Littlehaven train station, local shops, and within the catchment for well-regarded schools. The current owners have recently completed an extension and refurbishment which has enlarged the already generous accommodation. The ground floor now comprises an entrance hall, cloakroom, sitting room, and an impressive open plan kitchen/dining room with a bespoke fitted Howdens kitchen and integrated appliances. The dining space provides ample room for a large table and opens into the conservatory. A utility room and partial garage, ideal for storage, complete the ground floor.

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. On the first floor there are three double bedrooms, including the principal with a walk-through dressing area and luxury en-suite shower room, together with a fourth large single bedroom and a family bathroom. Outside, the property enjoys a pleasant frontage, set back from the road with a lawned garden, block-paved driveway, border hedge, climbing plant and planted beds. To the rear, the garden has been beautifully landscaped with an Indian sandstone patio edged in reclaimed red brick, neatly kept lawn, established planting and a timber shed.

The accommodation comprises:

A covered **Front Door** opens to the entrance hall.

Entrance Hall A welcoming entrance area with fitted entrance mat, radiator, stairs rising to the first-floor landing, under-stairs storage cupboard, double doors opening to the sitting room, and doors to the cloakroom and kitchen.

Cloakroom Comprising a low-level WC with dual flush, vanity wash hand basin with storage beneath and mixer tap, heated towel radiator, floor-to-ceiling wall tiling, tiled floor, and obscured front aspect window.

Sitting Room A bright and spacious sitting room with large front aspect window, radiator, central electric fireplace, and double doors opening to the kitchen and dining room.

Open Plan Kitchen & Dining Room This impressive open plan room is arranged into two defined areas: the kitchen and the dining space. The dining area offers ample space for a large dining table, with radiator, rear aspect windows overlooking the conservatory and garden, downlighting, and continued flooring. Double doors lead to the sitting room. The high-specification Howdens kitchen comprises a range of eye-level and base cabinets and drawers with complementary worktops over, one and a half bowl enamel sink and drainer with mixer tap, and integrated appliances including a Neff four-burner induction hob with concealed extractor, AEG double electric oven at eye level, full-size dishwasher, and integrated fridge. A continuation of the worktop forms a breakfast bar with display shelving.

Utility Room Fitted with a range of cabinets and drawers with contrasting worktops, stainless steel sink and drainer with mixer tap, radiator, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, extractor fan, downlighting, and door to garage. The garage has been partly converted but retains storage space with an up-and-over door, power and lighting, and houses the electric fuse board, gas, and electric meters.

Conservatory Of part brick and part UPVC construction with French doors opening to the garden and multiple power points.

From the entrance hall, stairs rise to the **First Floor Landing** where there is a double-width airing cupboard housing the pressurised hot water cylinder with shelving above. Loft access to a lit and partly boarded loft space.

Principal Bedroom Forming part of the extension, this large double bedroom has a front aspect window, radiator, and walk-through dressing area with mirrored wardrobe leading to the ensuite shower room.

Ensuite Shower Room A luxury suite comprising oversized corner shower cubicle with shower mixer, handheld shower attachment and rainfall showerhead, vanity wash hand basin with storage beneath and mixer tap, low-level WC with dual flush, heated towel radiator, cupboard housing the gas fired boiler with storage beneath, obscured rear aspect window, extractor fan, and tiled floor.

Bedroom Two A large double bedroom with full-width fitted wardrobes, front aspect window, and radiator.

Bedroom Three A further large double bedroom with rear aspect window, radiator, and fitted wardrobe.

Bedroom Four A large single bedroom with front aspect window and radiator.

Family Bathroom Comprising an enclosed panel bath with mixer tap and shower over, vanity wash hand basin with storage beneath and mixer tap, low-level WC with dual flush, heated towel radiator, shaver point, obscured rear aspect window, tiled floor, and floor-to-ceiling wall tiling.

OUTSIDE

To the front, the property enjoys a pleasant outlook with a large lawn, block-paved driveway, and planted border framing the house. To the rear, the garden offers a good degree of privacy as it backs onto bungalows and has been beautifully landscaped with an Indian sandstone patio edged in reclaimed red brick, a neatly kept lawn, well-established planting, and a variety of mature shrubs and borders. A timber shed provides useful storage, while the overall layout creates a perfect space for outdoor dining, entertaining, and family enjoyment.

Council Tax Band - E

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.

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