



Connells

Sycamore Avenue
Horsham

Sycamore Avenue Horsham RH12 4TT

for sale
£200,000



Property Description

Upon entering the property through your private front door you are immediately greeted with a hallway area, ideal for storing shoes and coats, there are then stairs leading you to the rest of the accommodation. The large living/dining area, kept beautifully natural light from the large double glazed window to front, allows space for a large table and chairs as well as a family sofa. Refitted only recently, the modern kitchen has ample storage with plenty of worktop and cupboard space. Fitted wardrobes in the bedroom allows space for a king size bed. The bedroom is also complimented with beautiful far reaching views over farm fields. The bathroom has an electric shower over bath, WC and hand basin. The property also benefits from having a partially boarded loft for storage.

Beech Road Park and the local allotments are only a short walk away.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Penntorpe and Cottesmore.



Hallway

Stairs leading up from front door. Access to partially boarded loft from top of stairs.

Lounge / Diner

17' (max) x 11' 10" (max)
5.18m (max) x 3.61m (max)

Large front aspect window. Storage cupboard and access through to Kitchen.

Kitchen

13' 3" (max) x 5' 7" (max)
4.04m (max) x 1.70m (max)

Rear aspect window looking over fields. Electric hob and oven, plenty of wall and base units and counter worktops. Space for washing machine and fridge / freezer.

Bedroom

11' 11" (max) x 9' (max)
3.63m (max) x 2.74m (max)

Rear aspect window looking over fields. Built in wardrobes.

Bathroom

6' 1" (max) x 5' 11" (max)
1.85m (max) x 1.80m (max)

Electric shower over bath, WC and basin.

External

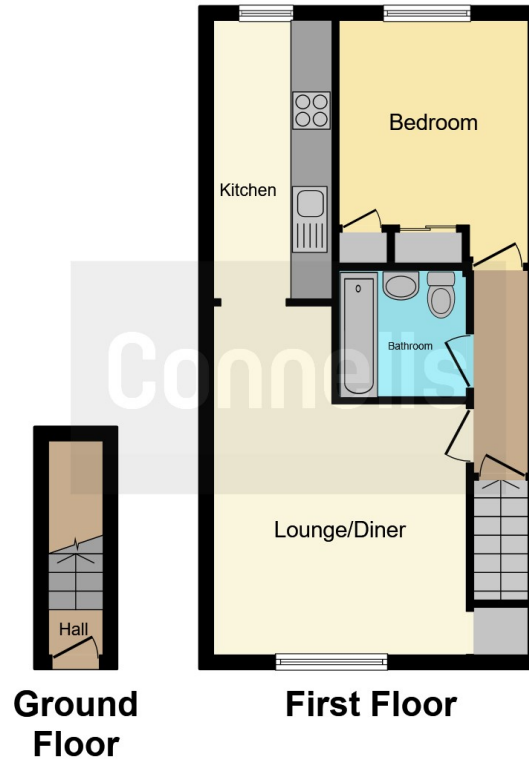
Bin store and communal parking.







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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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