



**Connells**

Trafalgar Road  
HORSHAM





## Property Description

Upon entering the property you are greeted with a large hallway that allows access into both the open plan kitchen/dining area and the reception/fourth bedroom. The stylish open plan kitchen is a perfect space to enjoy time with the family with space for a large table and chairs. The modern kitchen features sleek countertops, integrated appliances as well as ample storage space. This room naturally flows into the main living area which is a beautifully bright and airy room due to the large front facing double glazed window. The property also boasts a convenient downstairs toilet/utility room.

The bedrooms are all generously sized, with potential to use one as an office space or playroom. The master benefits from built in wardrobes. Also upstairs is the modern style bathroom with all of the essentials as well as further storage.

Outside the property there is a private low maintenance garden perfect for relaxing.

There is also a separate outhouse in the garden, perfect for storing tools or bikes for the weekend activities.

There is also plenty of parking thanks to the extended driveway.

## 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, Pennthorpe and Cottesmore.

## Hallway

Doors leading to upstairs / Reception Room and Kitchen / Diner.

## Living Room

14' 4" (max) x 10' 3" (max)  
4.37m (max) x 3.12m (max)

Large double glazed front aspect window, large opening through to Kitchen / Diner.

## Kitchen / Diner

17' 1" (max) x 10' 9" (max)  
5.21m (max) x 3.28m (max)

Newly refurbished modernised kitchen with plenty of wall and base units. Built in cooker and microwave, dishwasher and fridge / freezer. Space for dining table and chairs. Doors leading to downstairs bathroom and out to garden.

## Bedroom 4 / Reception Room

11' 2" (max) x 7' 6" (max)  
3.40m (max) x 2.29m (max)

Currently being used as a playroom. Large window allowing lots of natural light.

## Bathroom

6' 9" (max) x 5' 7" (max)  
2.06m (max) x 1.70m (max)

Bathroom with modern hand held shower. Low level WC and wash basin. Currently used as dual utility room / bathroom.

## First Floor

### Landing

Access to all rooms and loft hatch. Large storage cupboard.

### Bedroom 1

12' 3" (max) x 11' 1" (max)  
3.73m (max) x 3.38m (max)

Large double glazed window with modern radiator underneath. Built in wardrobe.

### Bedroom 2

11' 4" (max) x 9' 3" (max)  
3.45m (max) x 2.82m (max)

Large double glazed window with modern radiator underneath. Built in wardrobe.

### Bedroom 3

8' 7" (max) x 6' 8" (max)  
2.62m (max) x 2.03m (max)

Large double glazed double aspect window with modern radiator underneath. Built in wardrobe.

### Bathroom

4' 6" (max) x 8' 7" (max)  
1.37m (max) x 2.62m (max)

Bath with shower over, WC and sink.

### External Driveway

Large extended driveway.

### Rear Garden

Paved wrap around garden, shed and access to front driveway

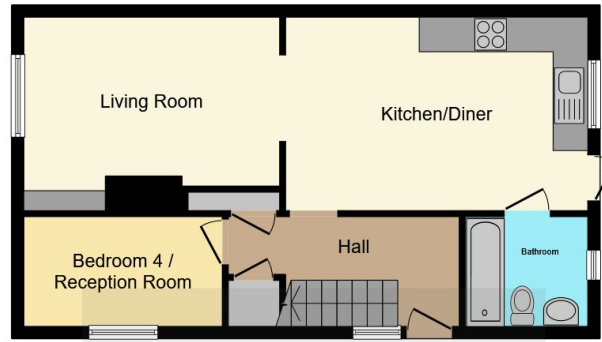




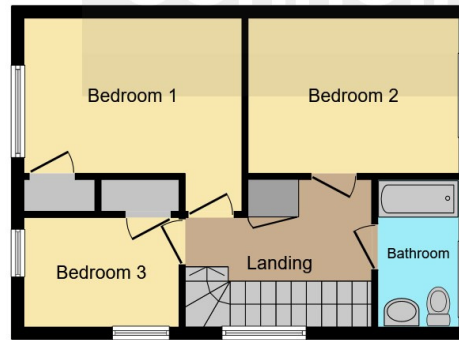








**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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