



**Connells**

Brushwood Road  
Horsham



### Property Description

Connells are pleased to offer for sale this spacious four double bedroom detached house, with a self-contained annex, situated in a sought-after residential location being close to transport links, excellent schools, shops and country walks.

The versatile family accommodation comprises entrance hall, shower room, triple aspect sitting/dining room, garden room with bi fold doors. The kitchen is fitted with a range of units and separate utility room with side access into a covered area. The annex comprises a good-sized bedroom, inner hallway with door to rear with ramp, wet room, sitting room with storage and door to front with ramped access. The kitchen is fitted with a range of units, integrated oven, hob and microwave, and space for fridge/freezer and washing machine.

The stairs rise to the first floor landing with doors to four bedrooms and a family bathroom. The main bedroom has built in wardrobes and an en-suite. Bedrooms 2 and 3 have built-in wardrobes and the family bathroom is fitted with a Aqualisa shower unit, access to roof space with loft ladder.

Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the kitchen/breakfast room), Separate heating system in annex (Vaillant combination boiler located in the kitchen).

### 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.

### Lounge / Diner

25' 9" (max) x 14' 4" (max)  
(7.85m (max) x 4.37m (max))

### Garden Room

14' 3" (max) x 12' 3" (max)  
(4.34m (max) x 3.73m (max))

### Kitchen

13' (max) x 10' 5" (max) (  
3.96m (max) x 3.17m (max))

### Utility

7' 9" (max) x 4' 9" (max)  
(2.36m (max) x 1.45m (max))

### Shower Room

7' 1" (max) x 5' 5" (max)  
(2.16m (max) x 1.65m (max))

### Hall

15' (max) x 7' 5" (max)  
(4.57m (max) x 2.26m (max))

### First Floor

#### Landing

11' 9" (max) x 11' 3" (max)  
(3.58m (max) x 3.43m (max))

### Bedroom

9' 3" (max) x 12' 7" (max)  
(2.82m (max) x 3.84m (max))

### En-Suite

### Bedroom

9' 3" (max) x 12' 7" (max)  
(2.82m (max) x 3.84m (max))

### Bedroom

12' 4" (max) x 12' 9" (max)  
(3.76m (max) x 3.89m (max))

### Bedroom

10' 8" (max) x 9' 6" (max)  
(3.25m (max) x 2.90m (max))

### Bathroom

6' (max) x 6' 7" (max)  
(1.83m (max) x 2.01m (max))

### Annexe

### Living Room

18' 1" (max) x 5' 5" (max)  
(5.51m (max) x 1.65m (max))

### Kitchen

8' 6" (max) x 7' 6" (max)  
(2.59m (max) x 2.29m (max))

### Bedroom

8' 4" (max) x 10' 6" (max)  
(2.54m (max) x 3.20m (max))

### Wet Room

### Lobby

### Front Garden

### Rear Driveway









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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