



Connells

Brushwood Road
Horsham

Brushwood Road Horsham RH12 4PE

for sale
£795,000



Property Description

Connells are pleased to offer for sale this six double bedroom detached house with four bathrooms all with WC's, situated in a sought after residential location, close to transport links, excellent schools, shops and country walks.

The versatile family accommodation includes entrance hall, shower room, triple aspect lounge/diner, garden room with bi-fold doors, kitchen fitted with a range of units and separate utility room.

Stairs rise from the entrance hall 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 with whirlpool bath with Aqualisa digital control. Bedrooms 2 and 3 have built-in wardrobes. The family bathroom is fitted with a Aqualisa bath and shower unit. Access to roof space with loft ladder.

From the entrance hall, further accommodation, which can be self-contained as an annexe, comprises an inner hallway to door with ramp, kitchen, wet room, double bedroom, and lounge or additional double bedroom. Door with ramped access. The kitchen is fitted with a range of units, integrated oven, hob and microwave with space for fridge/freezer and washing machine.

Benefits include double glazed windows, gas fired central heating to radiators, marble tiled flooring to three bath/shower rooms with independently controlled underfloor heating to each.

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))

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))

Bedroom

18' 1" (max) x 8' 3" (max)
(5.51m (max) x 2.51m (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

Inner Hallway

Front & Rear Garden

Driveway

Parking for up to 6 vehicles

Additional Parking

Parking for a further 2 vehicles









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

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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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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