



Connells

Lime Avenue
Horsham

Lime Avenue
Horsham RH12 4DZ

for sale offers in excess of
£400,000



Property Description

We are pleased to offer sale this spacious semi-detached family home located conveniently for local amenities and transport links. The accommodation comprises of entrance hall, lounge/dining room, conservatory, kitchen and bathroom. The stairs rise and turn to the first floor landing with door to three bedrooms.

To the front of the property is an attractive walled Garden with a gate that opens from the street and a path leading up to the front door. Boasting shared access down the side of the property, this allows access to the parking space adjacent to the Rear Garden. A side gate can also be found that provides an entry to the Garden itself. The Rear Garden is a great space with a large area of patio, perfect for garden furniture. This leads nicely onto a large laid to lawn section of the Garden. The layout of the outside area is very cleverly designed to provide you with what feels like different sections to your garden, creating a variety of spaces to enjoy.

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.

Hall

Bathroom

7' 5" (max) x 5' 11" (max)
(2.26m (max) x 1.80m (max))

Kitchen

11' 8" (max) x 9' 1" (max)
(3.56m (max) x 2.77m (max))

Lounge / Diner

18' 9" (max) x 11' 5" (max)
(5.71m (max) x 3.48m (max))

Conservatory

17' 2" (max) x 9' 11" (max)
(5.23m (max) x 3.02m (max))

First Floor

Landing

Bedroom 1

13' 0" (max) x 10' 1" (max)
(3.96m (max) x 3.07m (max))

Bedroom 2

10' 2" (max) x 10' 1" (max)
(3.10m (max) x 3.07m (max))

Bedroom 3

9' 7" (max) x 5' 9" (max)
(2.92m (max) x 1.75m (max))

External

Walled Front Garden

Rear Garden

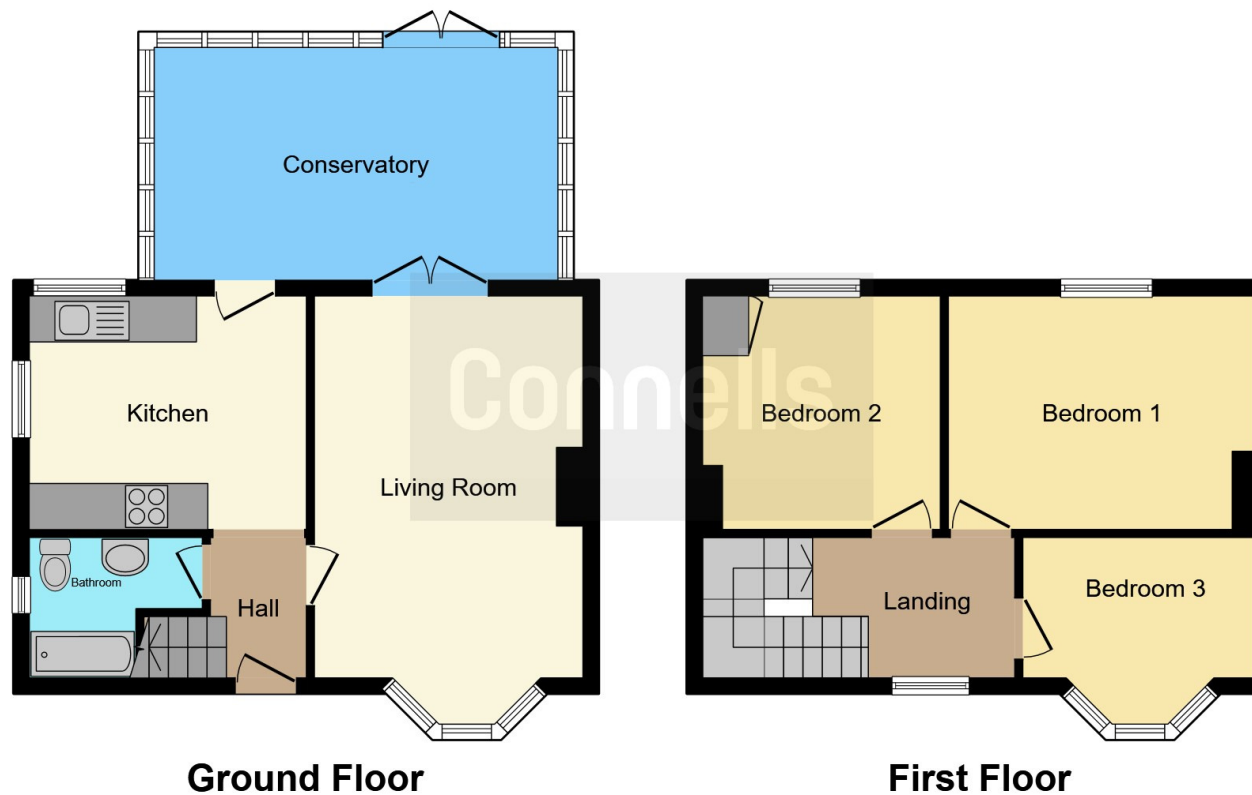
Shared Driveway

Parking Space









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

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Tenure: Freehold



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