



**Connells**

Durfold Road  
Horsham





## Property Description

We are pleased to offer for sale this well planned detached family home which is situated in a popular residential area close to amenities and transport links.

The accommodation which is arranged over two floors and includes entrance hall, modern cloakroom, living room with wood burner which leads into the family room with bi-fold doors opening into the rear garden. The kitchen/diner is fitted with a range of wall and base units, granite working surfaces, integrated appliances and central island, utility room with door to garage.

Stairs rise to first floor landing with access to loft space. Bedroom one offers built in wardrobes and an en-suite shower room. Three further bedrooms with bedrooms two and three have the benefit of a Jack and Jill en-suite shower room.

The family bathroom with modern suite.

Outside the property offers a driveway providing off road parking which leads to the integral garage.

## 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

5' 9" (max) x 12' 3" (max)  
(1.75m (max) x 3.73m (max))

## WC

## Kitchen / Diner

10' 9" (max) x 22' 5" (max)  
(3.28m (max) x 6.83m (max))

## Living Room

14' 7" (max) x 28' 1" (max)  
(4.45m (max) x 8.56m (max))

## Garage

8' 4" (max) x 15' 9" (max)  
(2.54m (max) x 4.80m (max))

## First Floor

### Bedroom 1

10' 8" (max) x 15' 5" (max)  
(3.25m (max) x 4.70m (max))

### Ensuite

8' 6" (max) x 5' 11" (max)  
(2.59m (max) x 1.80m (max))

### Bedroom 2

8' 5" (max) x 15' 5" (max)  
(2.57m (max) x 4.70m (max))

### Jack & Jill Ensuite

### Bedroom 3

10' 9" (max) x 10' 5" (max)  
(3.28m (max) x 3.17m (max))

### Bedroom 4 / Study

11' 2" (max) x 8'0" (max)  
(3.40m (max) x 2.44m (max))

### Bathroom

6' 3" (max) x 6' 10" (max)  
(1.91m (max) x 2.08m (max))

### Landing

14' 3" (max) x 10' 4" (max)  
(4.34m (max) x 3.15m (max))

## External

### Driveway

### Front Garden

### Back Garden

### Garage

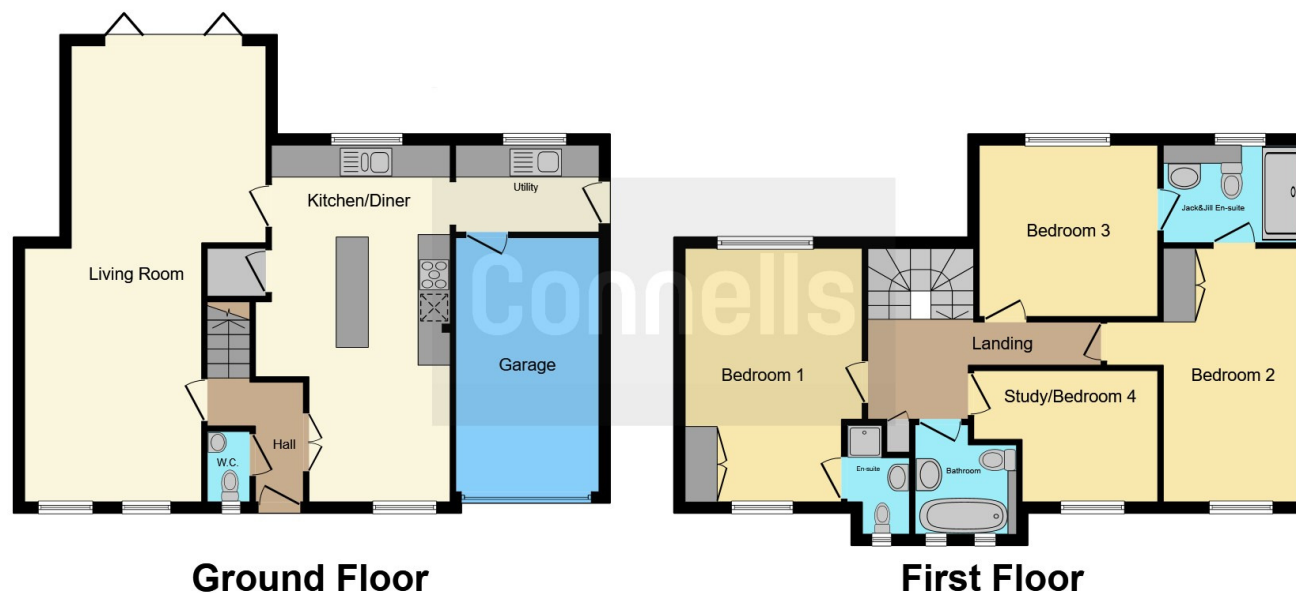












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

**view this property online** [connells.co.uk/Property/HSH407035](http://connells.co.uk/Property/HSH407035)

Tenure: Freehold



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.

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