



Connells

Heath Way
Horsham



Property Description

This three bedroom family home is situated within an excellent location with access to nearby train stations, Horsham town centre, amenities and local schools.

Upon entering the property, the porch welcomes you and leads into the spacious sitting room with large window allowing plenty of natural light. The dining room opens into the conservatory enjoys with sliding doors to the garden. The kitchen includes a range of units with window to conservatory.

To the first floor, there are three good size bedrooms, with bedroom one and three featuring cupboard space. The shower room has white tiling and includes a shower cubicle, wash hand basin unit and low-level WC.

To the front, the property is situated within a private position and overlooks the laid lawn with footpath leading to the front door with a border of mature shrubs. To the rear, there is a paved area to enjoy alfresco dining with family and friends. Gated rear access and a single garage with up and over door.

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.

Porch

5' 7" (max) x 3' 9" (max)
(1.70m (max) x 1.14m (max))

Living Room

14' 5" (max) x 14' 2" (max)
(4.39m (max) x 4.32m (max))

Dining Area

7' 7" (max) x 9' 5" (max)
(2.31m (max) x 2.87m (max))

Kitchen

6' 4" (max) x 10' 4" (max)
(1.93m (max) x 3.15m (max))

Conservatory

14' 5" (max) x 6' 9" (max)
(4.39m (max) x 2.06m (max))

Landing

6' 10" (max) x 8' 4" (max)
(2.08m (max) x 2.54m (max))

Bedroom 1

8' 4" (max) x 13' 5" (max)
(2.54m (max) x 4.09m (max))

Bedroom 2

8' 10" (max) x 9' 0" (max)
(2.69m (max) x 2.74m (max))

Bedroom 3

5' 9" (max) x 9' 8" (max)
(1.75m (max) x 2.95m (max))

Shower Room

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

Front Garden

Rear Garden









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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T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: Awaited

Tenure: Freehold

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