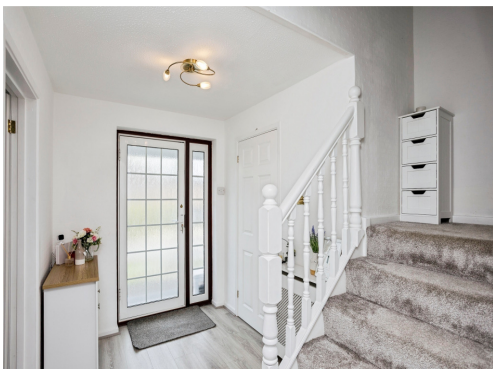




Connells

Beaver Close
Horsham



Property Description

We are pleased to offer for sale this spacious and well presented family home which has a well thought out blend of living and bedroom space arranged over two floors this property is ideal for a growing family, situated in a quiet cul-de-sac with access to well regarded local schools. A entrance porch leads to the entrance hall with door to cloakroom with wash hand basin and W.C. door to living room with opening into dining room with sliding doors onto rear garden. doors to kitchen fitted with a range of wall and base units with door to garden.

The stairs rise and turn to the first floor landing with doors opening into four bedrooms and a family bathroom comprising panelled bath, low level W.C, and wash hand basin.

Outside the front garden is mainly laid to lawn with gated side access. The driveway provides off road parking which leads to the garage with up and over door.

The rear garden has a paved patio area with steps to the lawned area with flowers and shrubs.

We highly recommend an internal viewing of this well presented family home.

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

10' 0" (max) x 3' 3" (max)
(3.05m (max) x 0.99m (max))

WC

Living Room

12' 3" (max) x 12' 6" (max)
(3.73m (max) x 3.81m (max))

Dining Room

9' 2" (max) x 10' 0" (max)
(2.79m (max) x 3.05m (max))

Kitchen

9' 1" (max) x 11' 6" (max)
(2.77m (max) x 3.51m (max))

First Floor

Landing

Bedroom 1

12' 7" (max) x 12' 0" (max)
(3.84m (max) x 3.66m (max))

Bedroom 2

12' 6" (max) x 12' 0" (max)
(3.81m (max) x 3.66m (max))

Bedroom 3

6' 3" (max) x 10' 0" (max)
(1.91m (max) x 3.05m (max))

Bedroom 4

6' 4" (max) x 9' 4" (max)
(1.93m (max) x 2.84m (max))

Bathroom

12' 0" (max) x 6' 2" (max)
(3.66m (max) x 1.88m (max))

Front & Rear Garden

Driveway

Garage









Ground Floor



First Floor

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

To view this property please contact Connells on

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

31-31A Carfax
HORSHAM RH12 1EE

EPC Rating: Awaiting

Tenure: Freehold

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