



**Connells**

Tern Avenue  
Horsham



# Tern Avenue Horsham RH12 5AT

for sale offers over  
**£500,000**



## Property Description

This three-bedroom semi-detached family home is designed with modern living in mind, offering a practical and comfortable layout for a growing family. Walking through the front door you have a hallway with access into the kitchen/diner and the downstairs cloakroom with a WC and wash basin.

The modern kitchen/diner is a spacious open plan area perfect for cooking, dining and entertaining. The kitchen includes ample wall and base units with work-surfaces over, integrated hob, oven, and extractor fan. Space for a fridge/freezer and stairs to the first floor.

Positioned at the rear of the home, the living room is a cozy, yet spacious area designed for relaxation. The living room features double doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow and allowing plenty of natural light. The room is large enough to accommodate comfortable seating such as sofas, armchairs, as well as a TV entertainment unit. Off the living room is a versatile home office, ideal for remote working or a playroom, door leading out to the rear garden. Another door connects to the garage, offering convenience for storage.

To the first floor there are three generously sized bedrooms, each designed to accommodate a double bed and additional furniture. The master bedroom is the largest with space for a double bed and wardrobes. Bedroom two is slightly smaller but still spacious, while the third bedroom is ideal for a child, guest, or nursery.

## 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

Kitchen / Diner

15' 3" (max) x 16' 2" (max)  
(4.65m (max) x 4.93m (max))

Living Room

15' 4" (max) x 10' 8" (max)  
(4.67m (max) x 3.25m (max))

Office

9' 2" (max) x 9' 9" (max)  
(2.79m (max) x 2.97m (max))

Garage

9' 2" (max) x 8' 9" (max)  
(2.79m (max) x 2.67m (max))

WC

First Floor

Stairs

Landing

Bedroom 1

13' 7" (max) x 8' 3" (max)  
(4.14m (max) x 2.51m (max))

Bedroom 2

13' 3" (max) x 8' 3" (max)  
(4.04m (max) x 2.51m (max))

Bedroom 3

11' 1" (max) x 6' 7" (max)  
(3.38m (max) x 2.01m (max))

Bathroom

6' 6" (max) x 6' 2" (max)  
(1.98m (max) x 1.88m (max))

Driveway



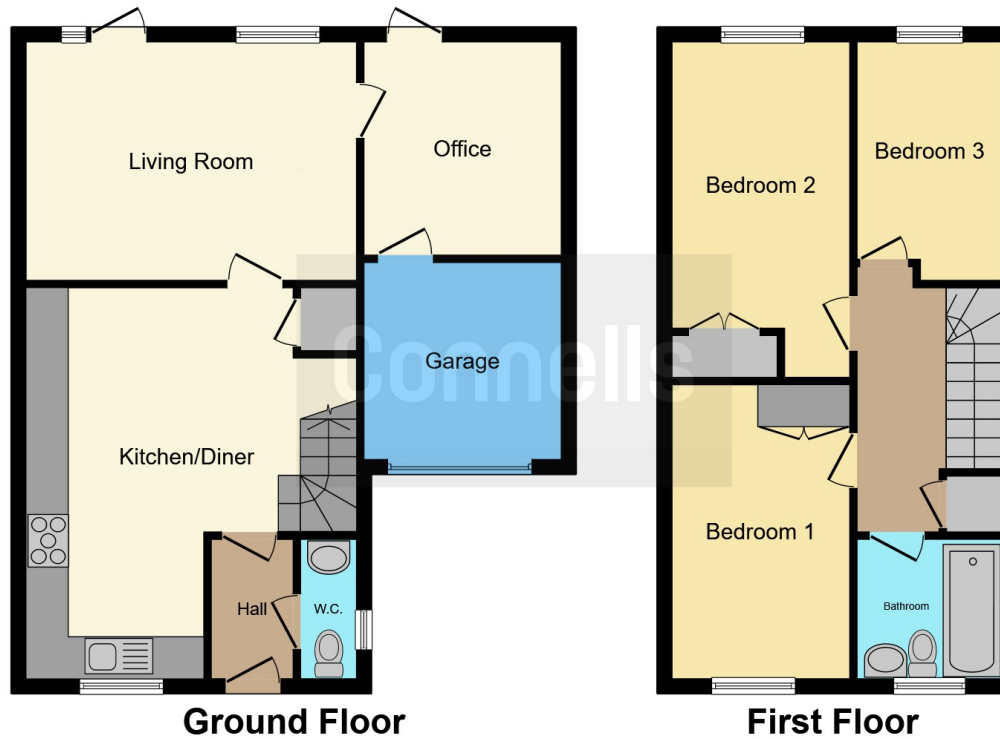












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/HSH407077](http://connells.co.uk/Property/HSH407077)**



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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