



Connells

Scholars Walk
Horsham

Scholars Walk Horsham RH12 1QH

for sale guide price
£399,950



Property Description

The front door opens into the hall, with doors to cloakroom, understairs cupboard and lounge. The stylish kitchen is fitted with a range of modern, floor and wall mounted units, with integrated appliances, while the lounge has plenty of space for a dining table and sofas, with double doors spilling out to the rear garden. To the first floor is a large Family Bathroom, with a shower above the bath, and two double bedrooms, with the Largest boasting built in wardrobes.

The property is positioned in a cul de sac, with allocated parking and additional visitor areas in nearby laybys. The attractive rear garden is split into two areas, the first is a paved patio, perfect for barbecues in the summer months, which leads to an area of Astro turf. At the end of the garden is a shed and gated rear access.

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. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

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

12' 9" (max) x 6' 2" (max)
(3.89m (max) x 1.88m (max))

Kitchen

9' 5" (max) x 5' 11" (max)
(2.87m (max) x 1.80m (max))

W.C.

Lounge

13' 8" (max) x 11' 8" (max)
(4.17m (max) x 3.56m (max))

Stairs To First Floor

Landing

9' 8" (max) x 6' 2" (max)
(2.95m (max) x 1.88m (max))

Bedroom 1

9' 9" (max) x 9' 4" (max)
(2.97m (max) x 2.84m (max))

Bedroom 2

8' 4" (max) x 9' 8" (max)
(2.54m (max) x 2.95m (max))

Bathroom

7' (max) x 5' (max)
(2.13m (max) x 1.52m (max))

Front Parking

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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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