



**Connells**

Elgar Way  
Horsham



## Property Description

Connells are delighted to offer for sale this well presented detached family home in a sought after location, offering easy access for local schools and green spaces. The accommodation comprises, entrance hall, lounge, dining room, kitchen, utility area, cloakroom. The stairs rise to the first floor landing with door to three bedrooms the principal bedroom with dressing area and en suite shower room and family bathroom.

The property offers a garage and off road parking. The landscaped designed rear garden is mainly laid to lawn with flowers and shrubs.

Situated in the popular Forest Walk development with woodland walks just a stones throw away and great road links for the A264 and A23.

The location is popular with families as it is close to local primary schools, shops and outside play areas and green spaces, whilst also being within easy reach of the town centre.

## 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.

## Ground Floor

### Hall

### Lounge

15' (max) x 9' 9" (max)  
(4.57m (max) x 2.97m (max))

### Dining Room

7' 3" (max) x 7' 4" (max)  
(2.21m (max) x 2.24m (max))

### Kitchen

10' 1" (max) x 9' 1" (max)  
(3.07m (max) x 2.77m (max))

### Utility Room

### WC

### Garage

17' 6" (max) x 8' 1" (max)  
(5.33m (max) x 2.46m (max))

## First Floor

### Landing

9' 8" (max) x 6' (max)  
(2.95m (max) x 1.83m (max))

### Bedroom 1

11' 3" (max) x 9' 9" (max)  
(3.43m (max) x 2.97m (max))

### En-Suite

5' 6" (max) x 8' 1" (max)  
(1.68m (max) x 2.46m (max))

### Bedroom 2

9' 1" (max) x 8' 1" (max)  
(2.77m (max) x 2.46m (max))

### Bedroom 3

9' 1" (max) x 6' 5" (max)  
(2.77m (max) x 1.96m (max))

### Bathroom

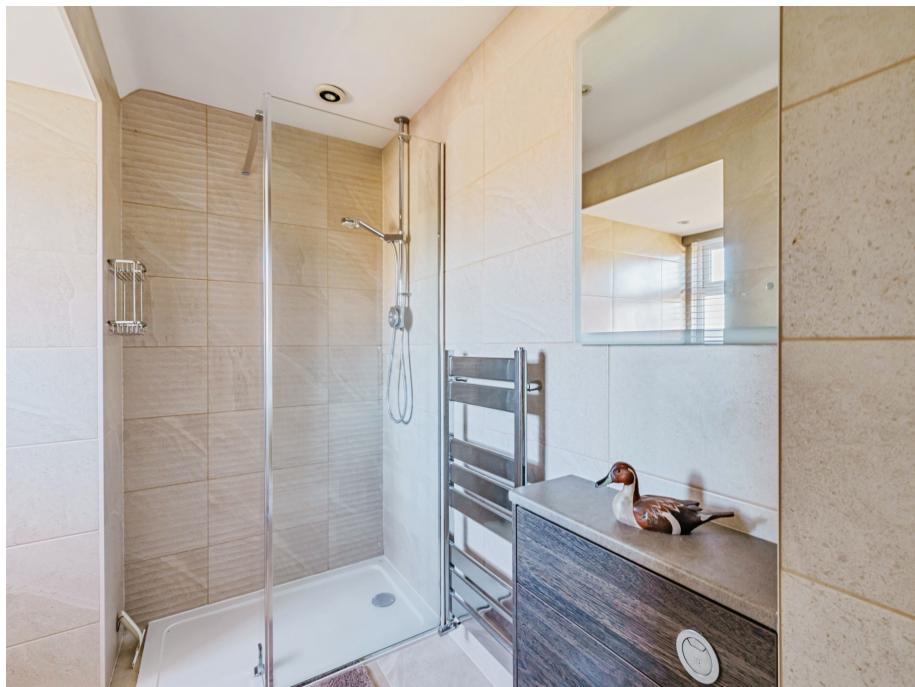
5' 8" (max) x 6' (max)  
(1.73m (max) x 1.83m (max))

### External

### Driveway

### Back 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](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/HSH407086](http://connells.co.uk/Property/HSH407086)**



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