



Connells

Havengate
Horsham

Havengate Horsham RH12 4BH

for sale
£475,000



Property Description

Connells are delighted to offer for sale this well presented semi detached bungalow. The property is set in a quiet location close to local amenities and both Littlehaven and Horsham stations, and near to local parks & recreational facilities.

The accommodation comprises enclosed entrance porch, entrance hall, dual aspect lounge, kitchen with dual aspect, two double bedrooms, bathroom and separate W.C.

There are gardens to 3 sides of the property being mainly laid to lawn with flower and mature shrubs, timber shed and summerhouse.

The property also benefits from off road parking.

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



Porch

Hall

15' 2" (max) x 7' 9" (max)
(4.62m (max) x 2.36m (max))

Kitchen / Diner

10' 8" (max) x 9' 8" (max)
(3.25m (max) x 2.95m (max))

Lounge

11' 9" (max) x 15' 9" (max)
(3.58m (max) x 4.80m (max))

Bedroom 1

12' (max) x 12' 2" (max)
(3.66m (max) x 3.71m (max))

Bedroom 2

8' 9" (max) x 11' 9" (max)
(2.67m (max) x 3.58m (max))

Toilet

5' 2" (max) x 3' 2" (max)
(1.57m (max) x 0.97m (max))

Bathroom

5' 2" (max) x 5' 5" (max)
(1.57m (max) x 1.65m (max))

External

Front Garden

Driveway

Rear & Side 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

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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407313



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HSH407313 - 0005