



Price
£850,000
Freehold

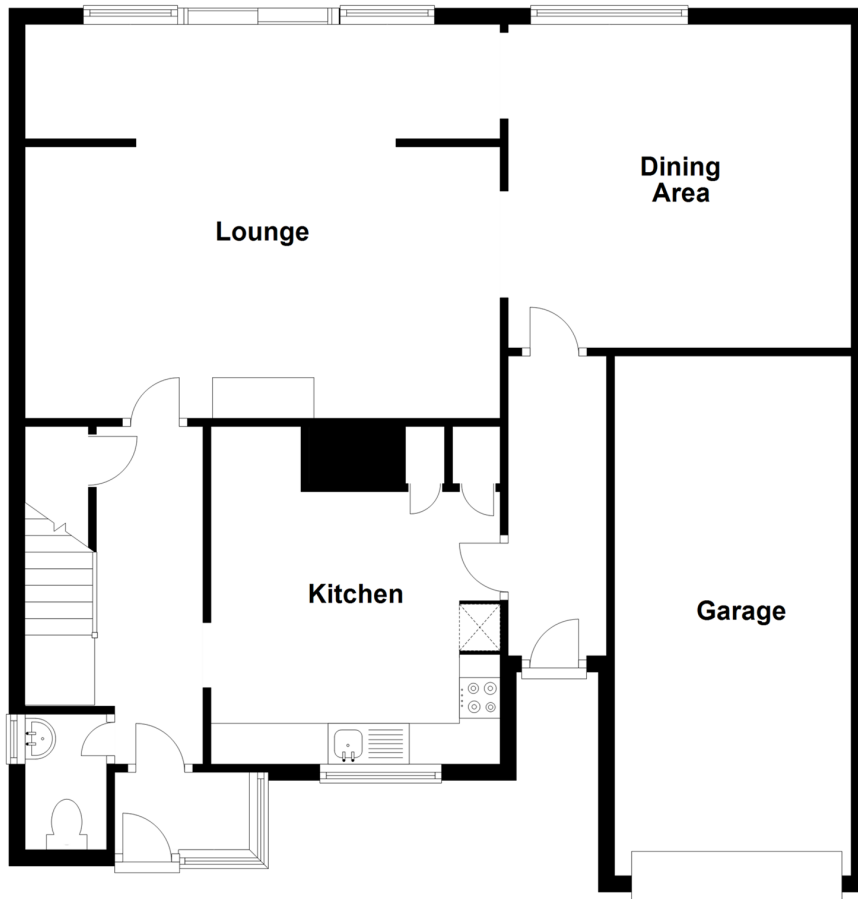
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Pondtail Road, Horsham, West Sussex,
RH12

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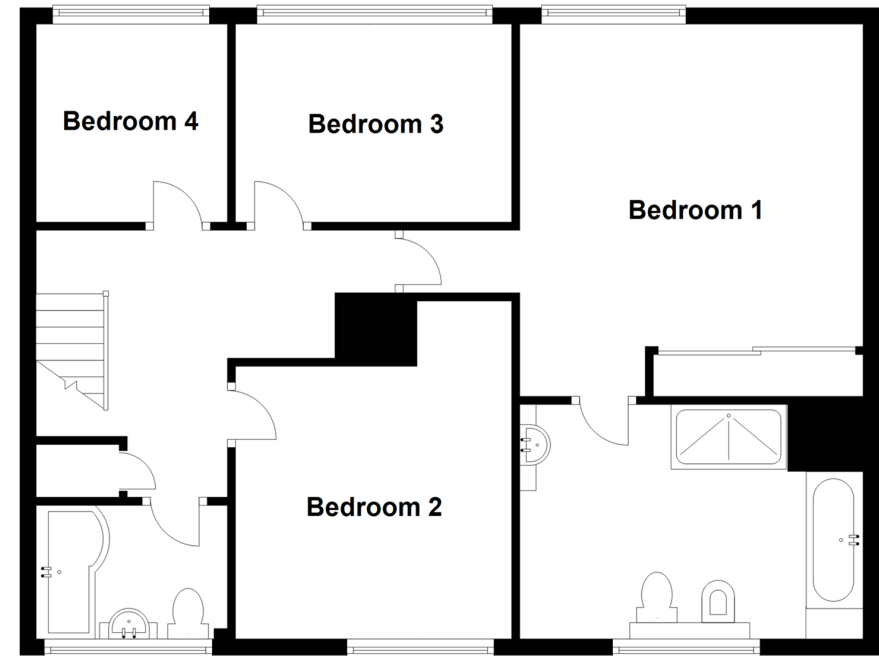
Ground Floor

Approx. 96.2 sq. metres (1035.8 sq. feet)



First Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Kitchen: 12'0 at widest point x 11'8 at widest point (3.66m x 3.56m)

Lounge : 19'1 at widest point x 17'3 at widest point (5.82m x 5.26m)

Dining Area: 13'1 x 13'0 (3.99m x 3.97m)

Inner Lobby

FIRST FLOOR

Landing

Bedroom 1: 15'0 up to fitted wardrobes x 13'4 (4.58m x 4.07m)

En Suite Bathroom: 13'4 at widest point x 9'8 at widest point (4.07m x 2.95m)

Bedroom 3: 10'11 x 8'1 (3.33m x 2.47m)

Bedroom 4: 8'0 x 7'10 (2.44m x 2.39m)

Bedroom 2 : 11'2 at widest point x 11'1 at widest point (3.41m x 3.38m)

Bathroom: 8'5 x 7'8 (2.57m x 2.34m)

OUTSIDE

Office/Studio: 11'8 x 11'6 (3.56m x 3.51m)

Garage : 21'0 x 9'5 (6.41m x 2.87m)

Driveway

Front & Rear Gardens



Main features

- Substantial family home in one of Horsham's most sought after areas
- Fantastic size rear garden
- Useful studio/office, work from home in comfort
- Ready to move into with no onward chain
- Walking distance to town centre, train station and Horsham Park
- Hot tub and electric vehicle charge point



Nearest Schools

Primary Schools: North Heath Community Primary 0.2 miles, Holbrook Primary 0.4 miles, All Saints CofE Primary 0.8 miles
Secondary Schools: Millais School 1.3 miles, Tanbridge House School 1.6 miles, The Forest School, 1.6 miles



Transport Information

Train Stations: Horsham 1.4 miles, Littlehaven 1.7 miles, Warnham 2.6 miles



Address

Pondtail Road, Horsham, West Sussex, RH12



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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