



Price
£950,000

Freehold

4x  4x  5x 

**Pondtail Road, Horsham,
West Sussex, RH12**

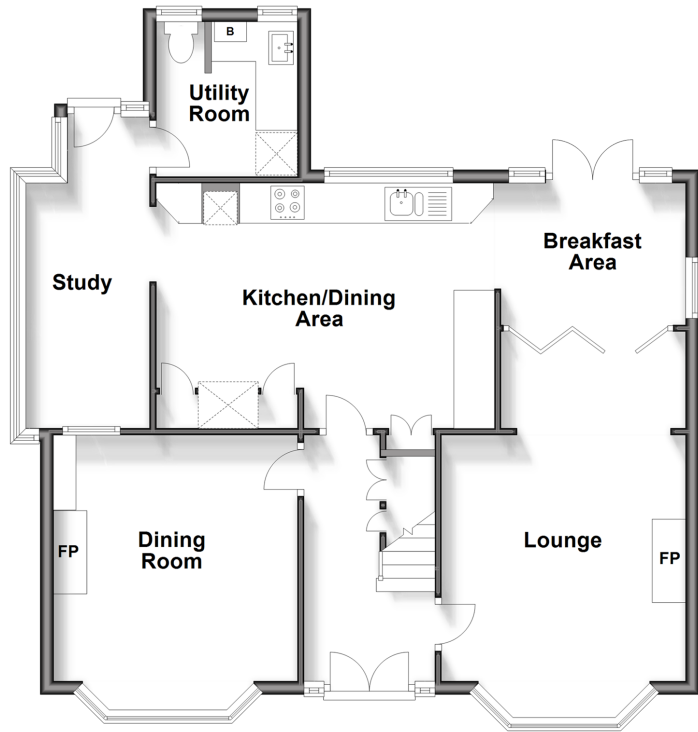
OVER 60?

Secure this property
for up to **59% less!**

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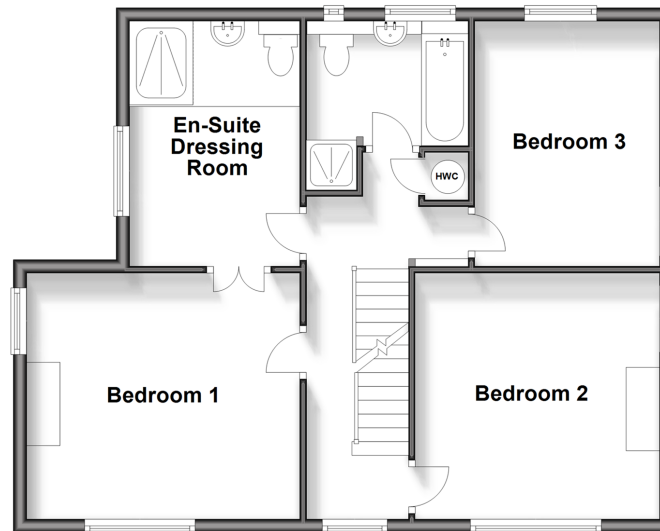
Ground Floor

Approx. 79.1 sq. metres (851.1 sq. feet)



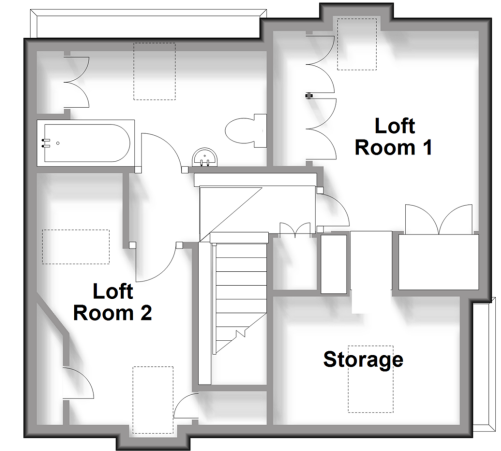
First Floor

Approx. 64.2 sq. metres (690.8 sq. feet)



Split Level Second Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 18'2 into bay x 11'11 at widest point (5.54m x 3.63m)

Dining Room: 13'7 into bay x 12'0 at widest point (4.14m x 3.66m)

Kitchen/Dining Area: 16'7 at widest point x 12'0 (5.06m x 3.66m)

Breakfast Area: 9'0 x 7'7 (2.75m x 2.31m)

Study: 15'5 at widest point x 6'0 at widest point (4.70m x 1.83m)

Utility Room: 7'6 at widest point x 6'11 at widest point (2.29m x 2.11m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 x 12'0 at widest point (3.94m x 3.66m)

En Suite Dressing Room: 12'0 x 8'4 (3.66m x 2.54m)

Bedroom 2: 11'11 x 11'11 (3.63m x 3.63m)

Bedroom 3: 11'6 x 9'0 (3.51m x 2.75m)

Bathroom: 7'11 at widest point x 6'2 at widest point (2.41m x 1.88m)

SPLIT LEVEL SECOND FLOOR

Landing

Bathroom

Loft Room 1: 12'10 at widest point x 7'8 at widest point (3.91m x 2.34m)

Loft Room 2: 10'6 up to fitted wardrobes x 5'8 up to fitted wardrobes (3.20m x 1.73m)

Storage: 9'0 x 6'3 (2.75m x 1.91m)

OUTSIDE

Garage & Driveway

Front & Rear Gardens

Annexe: 18'0 x 16'3 (5.49m x 4.96m)

Workshop: 19'10 x 10'6 (6.05m x 3.20m)

Shed: 10'1 x 7'10 (3.08m x 2.39m)

Potting Shed: 5'7 x 5'7 (1.70m x 1.70m)

Brick Shed: 9'2 x 6'4 (2.80m x 1.93m)

Summerhouse: 12'0 x 12'0 (3.66m x 3.66m)



Main features

- A substantial older style family home
- Set in one of Horsham's sought after locations
- Sitting on a good size plot with numerous useful outbuildings including a workshop with power
- Stand alone annexe, perfect for dependant family
- Carriage driveway provides plentiful parking
- Versatile accommodation with 2 loft rooms and bathroom on 2nd floor
- Wood burning stoves and granite worktops



Nearest Schools

Primary Schools: Holbrook Primary 1.0 miles, North Heath Community Primary 1.2 miles, Greenway School 1.3 miles. Secondary Schools: Millais School 2.3 miles, Forest School, The 2.4 miles, Queen Elizabeth II Silver Jubilee School, Horsham 2.4 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(61) POTENTIAL: C(76)

20917223/20240109/SEH/CB