



4 Roffeyhurst | Forest Road | Horsham | West Sussex | RH12 4HL

H.J. BURT
Chartered Surveyors : Estate Agents



4 Roffeyhurst | Forest Road | Horsham | West Sussex | RH12 4HL

Guide Price: £850,000 | Freehold



- Appealing 2-bedroom attached home together with land & adjacent outbuildings with good potential (subject to consents). Extending overall to approximately c. 2.19 acres. Freehold. Council Tax 'F'. EPC 'D'.
- Affording entrance hall, cloakroom, kitchen/breakfast room, inner hall/study area, living room, dining room, conservatory, double bedroom two, & bathroom. Principal double bedroom with ensuite cloaks/dressing room to 1st floor.
- Adjacent single storey outbuilding considered to have good potential for conversion (subject to all consents) including double car port, utility shed/store, workshop, further store & stables.
- Charming gardens & adjacent pasture land & 40m x 20m manège.
- Occupying an accessible semi-rural location on the Eastern edge of Horsham close to St. Leonard's Forest yet within 2 miles of Horsham train station & 2.25 miles of Horsham town centre.

Description

4 Roffeyhurst comprises a charming and unusual attached two-bedroom period home forming part of the division and conversion of Roffeyhurst into five freehold properties and forming part of the original Victorian building occupying its attractive and accessible location on the Eastern edge of Horsham and close to St. Leonard's Forest. The entrance provides a mature and impressive approach to the property bordered by mature grounds in particular the property's own land to the West and North sides and with the private entrance drive initially with rights of way over part for the four neighbouring properties and thence leading to the gated independent entrance to No. 4. The appealing one and a half storey building has been adapted and altered from the original accommodation to the original house and with very useful later built single storey outbuildings to the North considered to offer good potential for further conversion subject to all consents.

From the stone and brick paved driveway the front door leads into an entrance lobby into the **double aspect living room** with exposed timbers, bow window to the front and fireplace with stove (smokeless fuel), through to inner hall connecting to a **double aspect study area** and also to the **dining room** with staircase to the first floor and linking to the **triple aspect conservatory overlooking and with doors out to the garden**. A ground floor **bathroom** lies next to a **double aspect double bedroom**.



From the inner hall there is the **good size kitchen/breakfast room** with its range of wood fitted units with space for range cooker and with integrated appliances. To one side is the **entrance hall with cloakroom** to one end. Approached from the dining room, a staircase leads to first floor **principal bedroom being double aspect** with a range of fitted wardrobes and with **ensuite dressing/cloakroom** with fitted cupboards, w.c. and basin.

Across the drive and courtyard area and with similar brick and part stone elevations to the main dwelling is a later built L-shaped building providing **adaptable workshop, garaging, stabling and storage space but also considered to offer very good potential, subject to all necessary consents for conversion or adaptation to alternative uses**. This building in turn overlooks an area of mown **pasture land** to the North-West side with **extensive views** beyond over neighbouring farmland.

A part walled former garden division provides a backdrop to the **40m x 20m sand school** with adjoining small **paddock** and then **main paddock** beyond which in turn interconnects with the driveway. **The property as a whole extends to approx. 2.19 acres (0.89 Ha).**

Location

The property enjoys a very good accessible semi-rural location on the Eastern edge of Horsham within 2 miles of Horsham station and 2.25 miles of the centre of Horsham. The largely pedestrianised retail commercial hub to the vibrant old market town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers and a number of restaurants, pubs, delicatessens and bakeries. Horsham has an excellent range of schools in the area including Collyer's College which is a short walk from the town centre, plus Tanbridge House School and Millais.







On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities.

Other major routes and centres are readily accessible including via links from the A24 with Crawley within 8.25 miles and Gatwick Airport approximately 16.5 miles. Guildford is within 22 miles and the cosmopolitan coastal city of Brighton is c. 23 miles.

Information

Property Ref: HJB02917. **Photos & particulars prepared:** Sept 2024 (Ref RBA).

Services: Mains water, gas, electricity and shared private drainage are understood to be connected. Gas fired central heating.

Freehold Title: Part of WSX168642 & WSX284367.

Local Authority: Horsham District Council. **Council Tax Band:** 'F'.

Directions

what3words///huray.relegate.guitar

From Horsham heading out of town on the B2159 Harwood Road or Crawley Road turn right/East on Forest Road and continue over a roundabout and then after approx. 0.5 mile having entered open countryside the drive to the property will be found on the left-hand side. Continue past the spurred entrance drives to No.'s 1, 2 & 3 Roffeyhurst and No.4 will be found at the rear of the site as shown on the plan.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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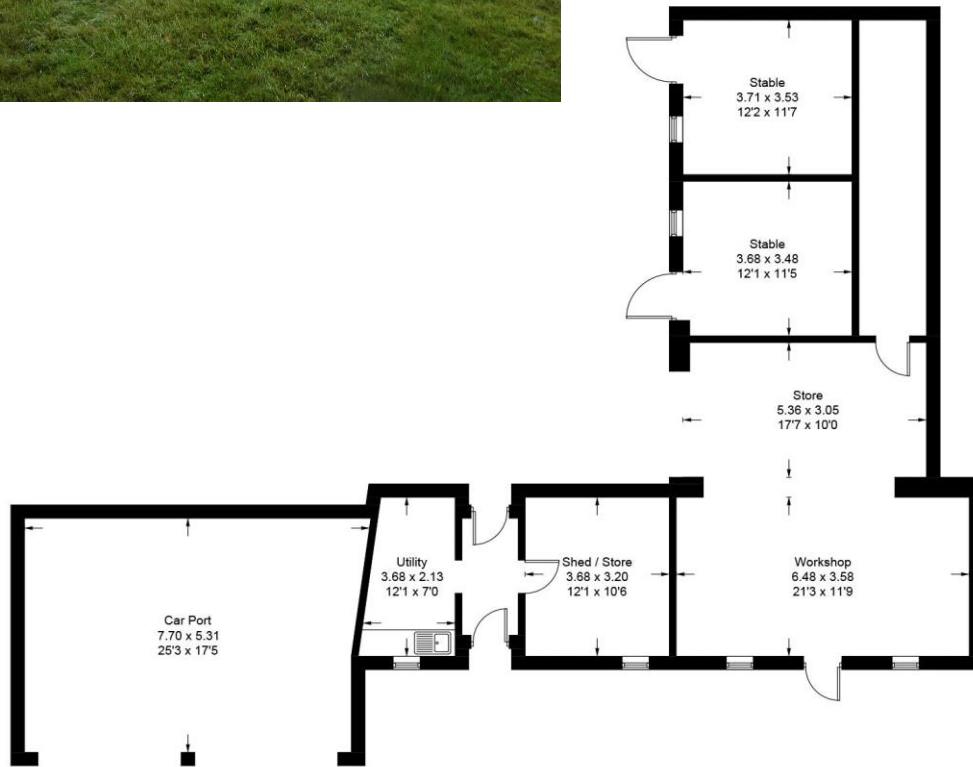
Forest Road, RH12

Approximate Gross Internal Area = 136.7 sq m / 1471 sq ft
 Outbuilding = 105.4 sq m / 1134 sq ft
 Total = 242.1 sq m / 2605 sq ft
 (Excluding Carport)

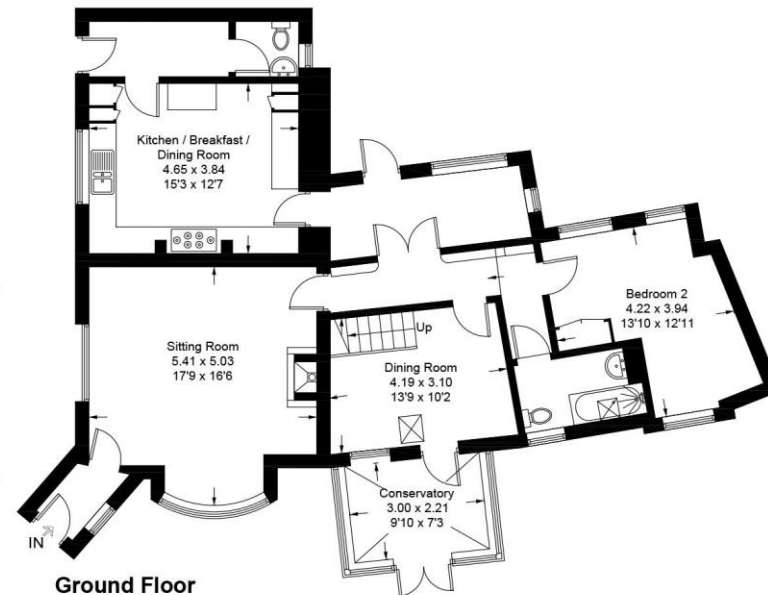


 = Reduced headroom below 1.5m / 5'0"

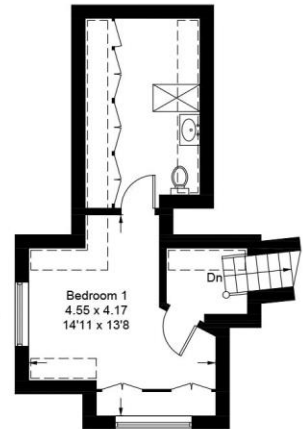
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Outbuilding
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

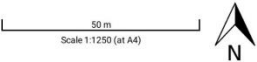
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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1119601)

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Horsham, West Sussex



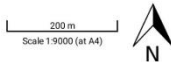
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