



Kempshott Road, Horsham, West Sussex, RH12 2EX



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Being sold with no onward chain, and offering generous living and bedroom accommodation, this spacious four bedroom detached home is situated in one of the most popular locations in Horsham.

This home is certain to appeal to those wishing to benefit from the character of a period property in a desirable location whilst also enjoying modern touches such as en-suite shower, driveway parking and a generous garden fit for a modern family.

The property is just a short walk away from Horsham Park and close to the Rec playing fields, allowing the new owners to enjoy the abundant greenspace this area has to offer, whilst offering seclusion and privacy with an attractive rear garden. We are also within easy walking distance of Horsham town centre and the mainline train station, and with the popular Trafalgar infant and Greenway Primary schools close by, this really does make for an excellent option as a family home.

The property has been sympathetically extended and improved over the years but also offers scope for new owners to put their own stamp on décor.

Accessed by a block paved driveway, the tiled entrance hall leads into a generous front living room with feature bay window and fireplace. To the other side of the hallway is a large family room - this is an excellent space filled with lots of natural light, providing a relaxing spot for a family to enjoy. Beyond this is the open plan kitchen/diner. The kitchen area is fitted with a good range of base and wall units, space for freestanding appliances, tiled flooring and attractive French doors leading out to the rear garden. To the rear of the ground floor is a useful utility room with more fitted cupboards and a guest W.C.

From the front hallway, stairs lead to the first floor. There are four bedrooms on this floor- three of which are spacious doubles, the fourth a large single and the principal bedroom also benefitting from an en-suite shower room. A family bathroom with bathtub, heated towel rail and solar tube lighting completes the internal accommodation.

Outside, the rear garden is a good size, with a small patio area, and mostly laid to lawn.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 16'01" x 13'02" (4.90m x 4.01m)

FAMILY ROOM 20'07" x 12'03" (6.27m x 3.73m)

KITCHEN 20'07" x 9'06" (6.27m x 2.90m)

DINING AREA 10'10" x 6'04" (3.30m x 1.93m)

UTILITY ROOM/W.C 6'02" x 7'02" (1.88m x 2.18m)

FIRST FLOOR

LANDING

BEDROOM ONE 16'01" x 13'03" (4.90m x 4.04m)

EN-SUITE SHOWER ROOM 10'08" x 3'07" (3.25m x 1.09m)

BEDROOM 12'03" x 9'07" (3.73m x 2.92m)

BEDROOM 11'06" x 10'03" (3.51m x 3.12m)

BEDROOM 7'11" x 9'07" (2.41m x 2.92m)

FAMILY BATHROOM 5'07" x 6'05" (1.70m x 1.96m)

OUTSIDE

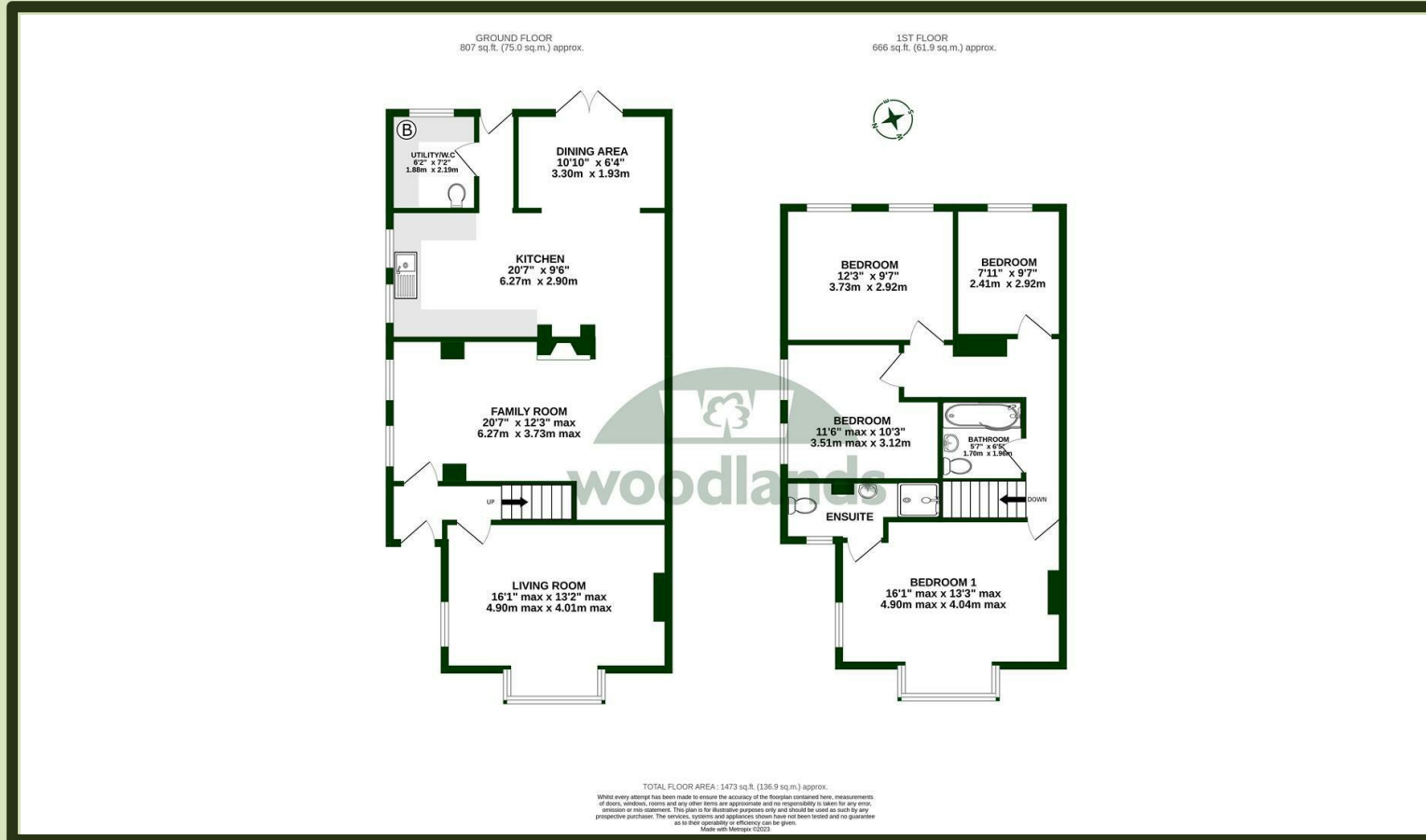
OFF ROAD PARKING

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. Continue along and take the second turning on the right into Merryfield Drive. Continue past the shops on the left and the duck pond on your right. Then take the fifth turning on the right into Spencers Place. Proceed up the hill where the road then becomes Kempshott Road. The property can be found on the right hand side on the corner of Kempshott Road and Purton Road.

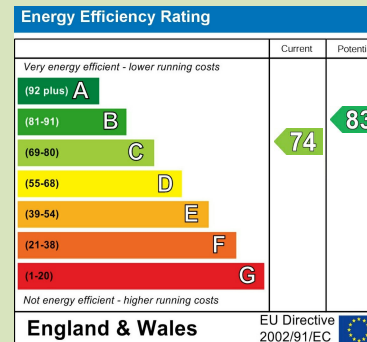
COUNCIL TAX: Band D

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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