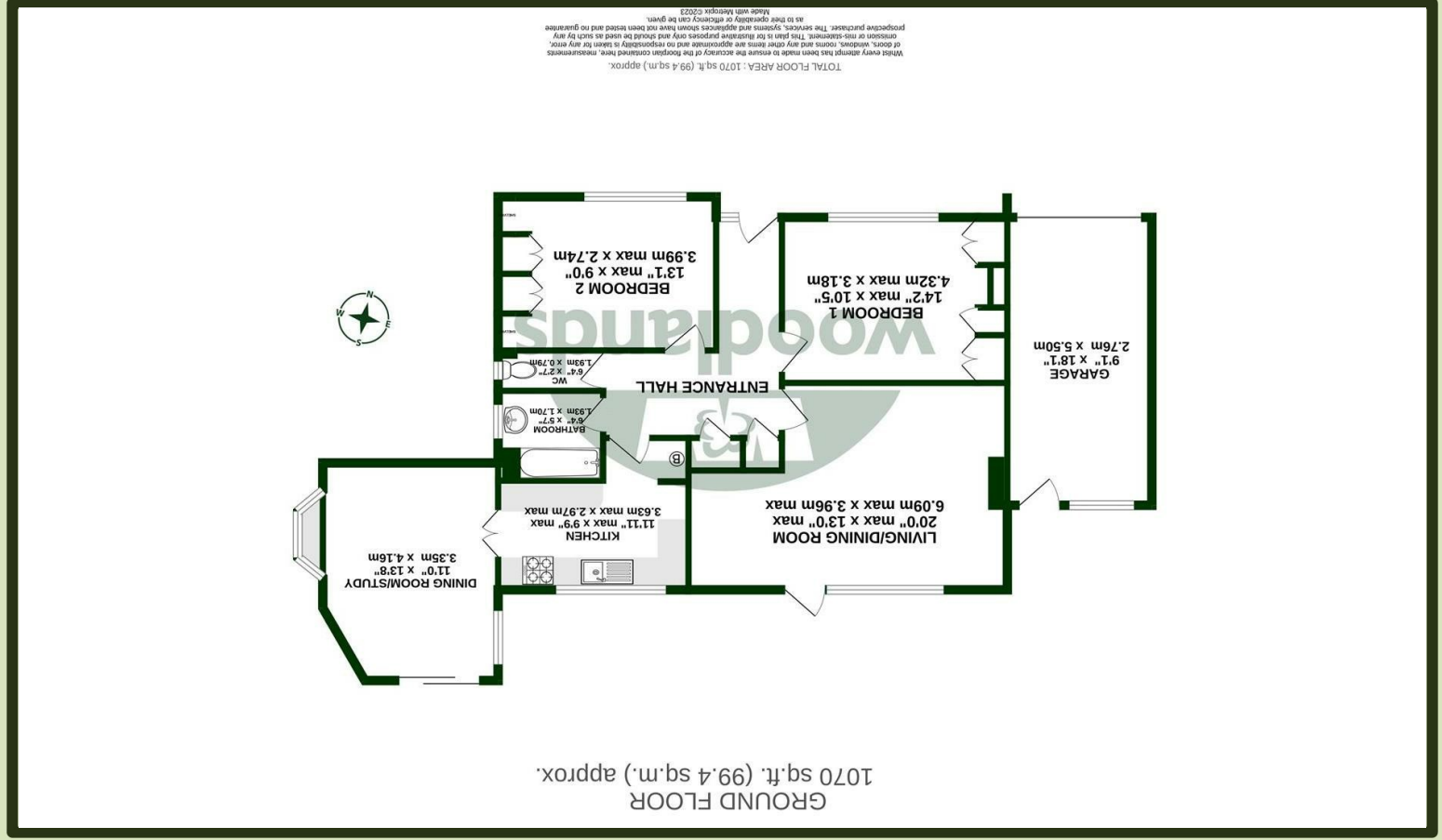




3 Acorns, Horsham, West Sussex, RH13 6AF



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**LOCATION:** North Horsham is a popular family area, with a thriving local community and a choice of good infant, primary and secondary schools including Forest, Millais and Bohunt. 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 Pines 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 railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the third exit and continue along, passing the parade of shops on your right hand side. Take the fifth turning on the right into Leechpool Lane then the second turning on the right into Acorns.

**COUNCIL TAX:** Band E

**EPC RATING:** E

**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 Disclaimers: 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 Efficiency Rating	
Current	Possible
81	81
53	53

Energy Efficiency Rating

Very energy efficient - lower running costs (92 plus)

A (81-91)

B (69-80)

C (55-68)

D (39-54)

E (21-38)

F (1-20)

G (1-20)

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

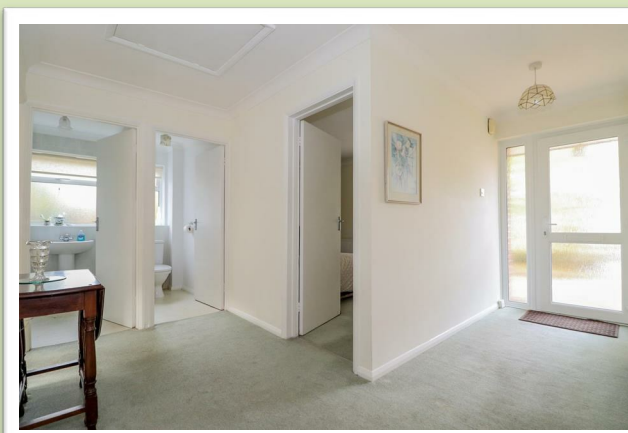
Energy Performance Certificate (EPC) disclaimer: EPC's are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

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. NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.



Positioned in a quiet cul-de-sac, this attractive two double bedroom link-detached bungalow has been sympathetically extended to provide flexible living accommodation, and offers the new owners scope to enhance and update the décor to create a wonderful home.

The location can't be beaten, offering a peaceful setting whilst also being just a short walk to local shops and bus routes taking you into the centre of Horsham, a historic market town with an abundance of amenities, independent shops, high street retailers, bars and restaurants.

A driveway provides off road parking for one car, and the property benefits from an attached garage with electric garage door, for additional parking. A pathway from a low-maintenance front garden leads to a covered porch area and into the bright and spacious entrance hall. To the front of the property are two bedrooms - both doubles, with the principal bedroom being particularly spacious and both also featuring fitted wardrobes.

The main living room is an excellent space with room for living room and dining room furniture if required. This room is filled with light with large windows and a glazed door leading out to the rear garden. From the hallway, doors lead to a separate cloakroom and bathroom. The kitchen overlooks the rear of the property with a good range of base and wall units, fitted oven and gas hob as well as space for freestanding appliances. Beyond the kitchen is an additional reception room. This could be put to good use as a separate dining room but could equally serve as a study for home working or a family room and features patio doors leading out to the rear garden.

The garden offers a particularly private aspect, with attractive mature borders and a patio space, ideal for outdoor entertaining in the summer months.

**Accommodation with approximate room sizes:**

**Max measurements shown unless stated otherwise.**

**ENTRANCE HALL**

**LIVING/DINING ROOM 20'0" x 13'0" (6.10m x 3.96m)**

**KITCHEN 11'11" x 9'09" (3.63m x 2.97m)**

**DINING ROOM/STUDY 11'0" x 13'08" (3.35m x 4.17m)**

**BEDROOM ONE 14'02" x 10'05" (4.32m x 3.18m)**

**BEDROOM TWO 13'01" x 9'0" (3.99m x 2.74m)**

**BATHROOM 6'04" x 5'07" (1.93m x 1.70m)**

**SEPARATE W.C 6'04" x 2'07" (1.93m x 0.79m)**

**OUTSIDE**

**FRONT GARDEN**

**ATTACHED GARAGE 9'01" x 18'01" (2.77m x 5.51m)**

**OFF ROAD DRIVEWAY PARKING**

**REAR GARDEN**

**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)