



Comptons Lane, Horsham, West Sussex, RH13 5NZ



woodlands



Set back from the road and positioned in a prime location, this beautifully presented 3 bedroom semi-detached house is bound to appeal to families looking for a spacious home within the school catchment to Heron Way, Millais, and The Forest School, whilst also enjoying the benefits of local amenities, easy access to woodland walks and being just a short distance to Horsham's main line train station providing easy access to London and Gatwick.

The property is approached by an attractive front garden, and generous driveway with detached garage providing additional parking. An enclosed upvc porch leads into a bright and welcoming entrance space with stairs leading to the first floor. The downstairs accommodation comprises a front living room with feature bay window, semi-partitioned from a dining room, and beyond this, bi-folding doors providing access out to a wonderful conservatory, finished to a high standard and benefitting from a glass roof and underfloor heating making this an excellent reception room that can be used all year around. Off the conservatory is a useful utility cupboard with space for a stacked washing machine and tumble-dryer setup, and a guest cloakroom. The conservatory overlooks the garden which is one of the highlights to this property, with mature borders, separate patio areas to catch the sun and shade through the day, this is a wonderful space for al-fresco dining and entertaining. The kitchen is modern, with granite worktops, a good range of base and wall units along with integrated oven, induction hob, dishwasher and microwave.



From the hallway, stairs lead to the first floor. There are three bedrooms, two being generous doubles both featuring fitted wardrobes, with a third single bedroom currently used as a study. The family bathroom now has a large double shower unit in place of the original bath, with attractive tiled flooring, heated towel rail, vanity sink and wc.



Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

LIVING ROOM 18'10 x 13'7 (5.74m x 4.14m)

DINING ROOM 12'5 x 10'6 (3.78m x 3.20m)

KITCHEN 12'2 x 8'0 (3.71m x 2.44m)

CONSERVATORY 13'5 x 11'10 (4.09m x 3.61m)

UTILITY CUPBOARD

DOWNSTAIRS WC 5'5 x 3'10 (1.65m x 1.17m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'0 x 11'0 (4.57m x 3.35m)

BEDROOM TWO 11'3 x 10'2 (3.43m x 3.10m)

BEDROOM THREE 8'11 x 7'7 (2.72m x 2.31m)

SHOWER ROOM 7'2 x 6'7 (2.18m x 2.01m)

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING

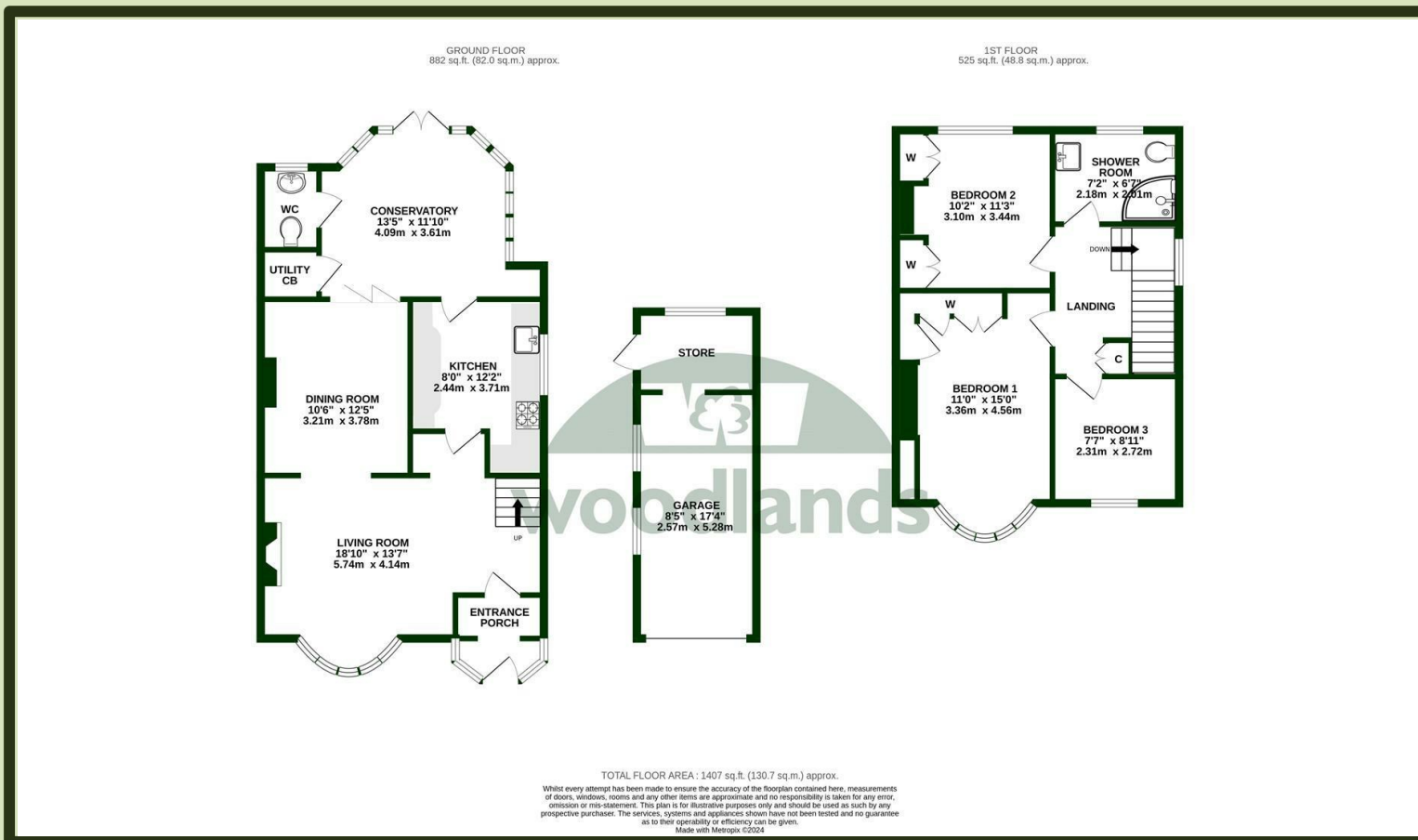
GARAGE 17'4 x 8'5 (5.28m x 2.57m)

STORE 8'5 x 5'8 (2.57m x 1.73m)

REAR GARDEN



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LOCATION: Set within approximately half a mile of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to popular schools, such as Heron Way Primary School, Millais Girls and Forest secondary schools and Horsham's thriving town centre with its varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers making it the ideal location for a family home. The property offers excellent access to road and rail networks including Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the second exit into Comptons Lane.

COUNCIL TAX: Band E

EPC Rating: C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.