



Earles Meadow, Horsham, West Sussex, RH12 4HR



woodlands



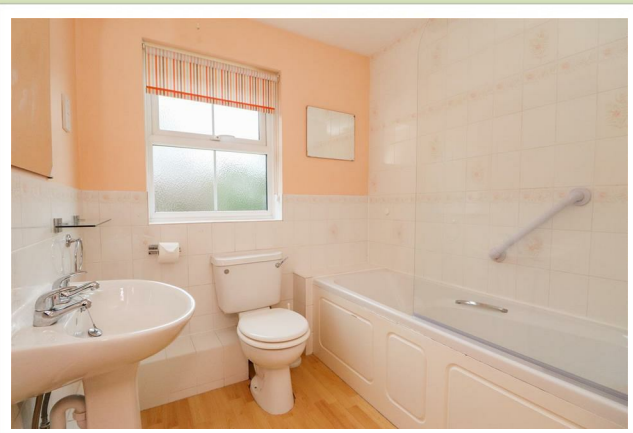
Situated in Earles Meadow, a very popular residential development of 90 homes on the edge of Horsham, the home is set back at the end of a cul-de-sac and provides a good degree of seclusion and privacy. This substantial detached 4 bedroom home is brought to the market with no onward chain and whilst having been well maintained, it also offers scope for the new owners to update the décor and put their own stamp on design.

The location is excellent for those wanting to be within close proximity to Horsham, a vibrant market town with an abundance of amenities, shops, bars, restaurants and fabulous greenspaces. Earles Meadow itself is an award-winning conservation area and is ideal for lovely walks. There are direct train links to London from and the location also affords residents quick access to Gatwick and Brighton by car.

Accessed by a private driveway with a detached double garage, a storm porch and front door leads into a bright and welcoming entrance hall and guest cloakroom. The internal accommodation comprises a beautiful dual aspect lounge, with an attractive conservatory and French doors leading out to the large wrap-around rear garden beyond. From the hallway, glazed double doors lead into a separate dining room. The kitchen is an excellent size fitted with a good range of base and wall units and a breakfast island. Within the kitchen there is an additional utility area with door leading out to the rear garden.



From the hallway, stairs lead to a large landing with feature window allowing natural light to flood in. There are three double bedrooms and a single fourth bedroom that could be used as a study and has the added benefit of a set of ladder stairs leading to a loft room and loft storage beyond. The principal bedroom is a spacious double with fully fitted cupboards and an en-suite shower, with a family bathroom completing the internal accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 16'8 x 3'4 (5.08m x 1.02m)

GUEST CLOAKROOM

LIVING ROOM 19'0 x 11'3 (5.79m x 3.43m)

DINING ROOM 11'4 x 8'11 (3.45m x 2.72m)

KITCHEN 18'0 x 9'6 (5.49m x 2.90m)

CONSERVATORY 10'2 x 10'1 (3.10m x 3.07m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11 x 10'8 (3.63m x 3.25m)

ENSUITE SHOWER ROOM 8'7 x 3'3 (2.62m x 0.99m)

BEDROOM TWO 11'6 x 8'7 (3.51m x 2.62m)

BEDROOM THREE 11'7 x 7'3 (3.53m x 2.21m)

BEDROOM FOUR/STUDY 11'7 x 7'0 (3.53m x 2.13m)

FAMILY BATHROOM 8'7 x 6'7 (2.62m x 2.01m)

SECOND FLOOR

LOFT ROOM 15'3 x 11'3 (4.65m x 3.43m)

LOFT STORAGE 14'0 x 11'3 (4.27m x 3.43m)

OUTSIDE

FRONT GARDEN

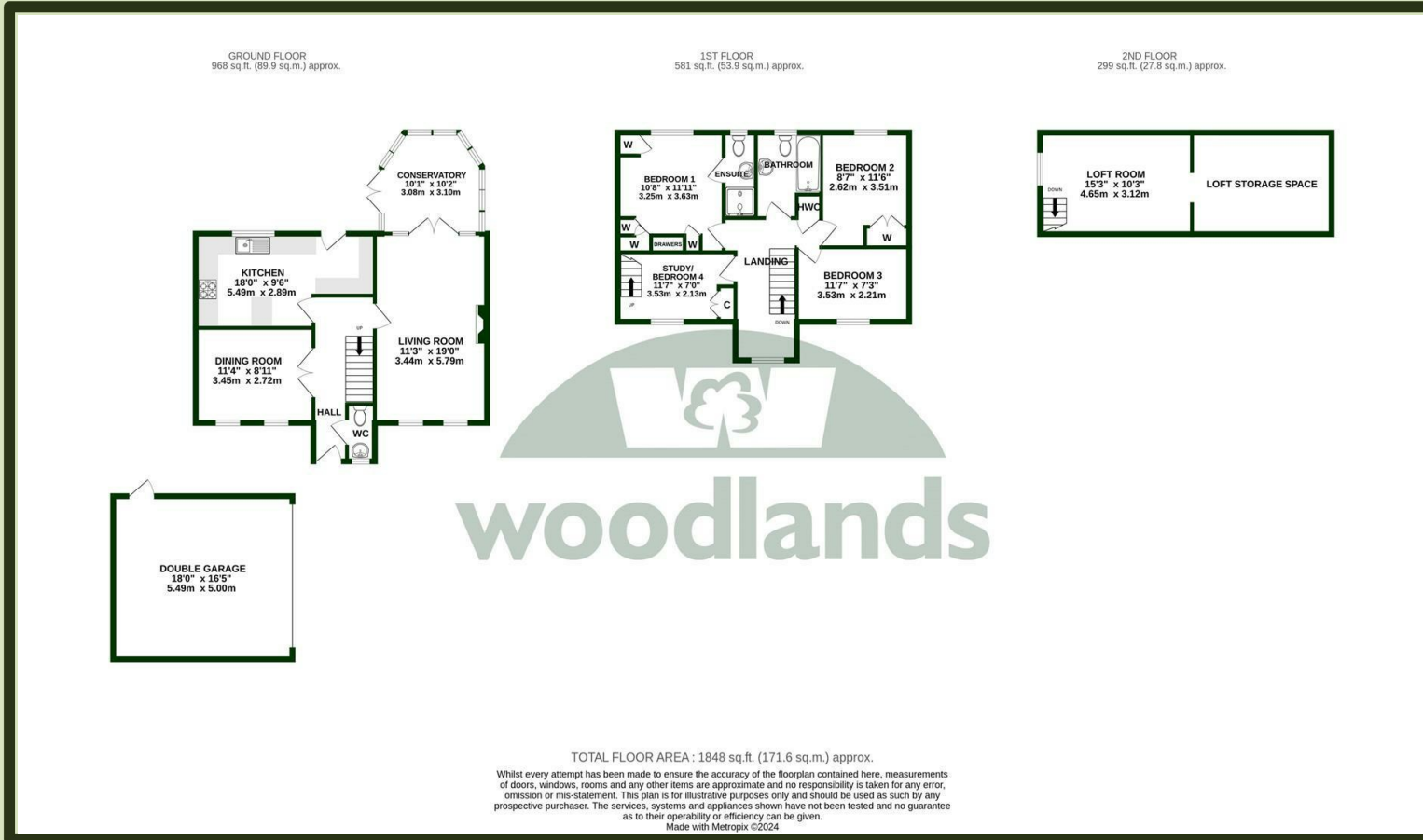
DETACHED DOUBLE GARAGE 18'0 x 16'5 (5.49m x 5.00m)

REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



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 take the road towards Crawley, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road, at the next roundabout take the third exit which is a continuation of the Harwood Road, follow this road to the traffic lights and go straight over, then take the third turning on the left into Earles Meadow.

COUNCIL TAX: Band F.

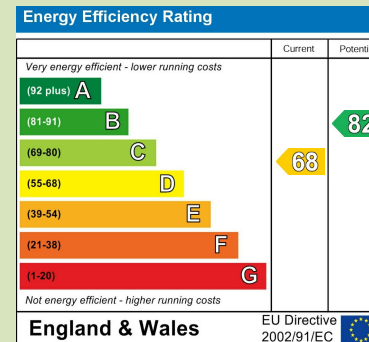
EPC Rating: D.

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

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.