



Spencers Road, Horsham, West Sussex, RH12 2JG



woodlands



Positioned in one of the most sought-after locations in Horsham, this stunning 3 double-bedroom period semi-detached house has been finished to an exacting standard, with no expense spared to create a fabulous family home. Just a short walk away from Horsham Park and The Rec playing fields, it is an ideal location for families and allows the new owners to enjoy the abundant greenspace this area has to offer whilst also being within easy walking distance of Horsham town centre with its excellent amenities, shops bars and restaurants, and the mainline train station. Both Trafalgar infant and Greenway primary schools are just around the corner too- you can see why so many people choose to settle down here.

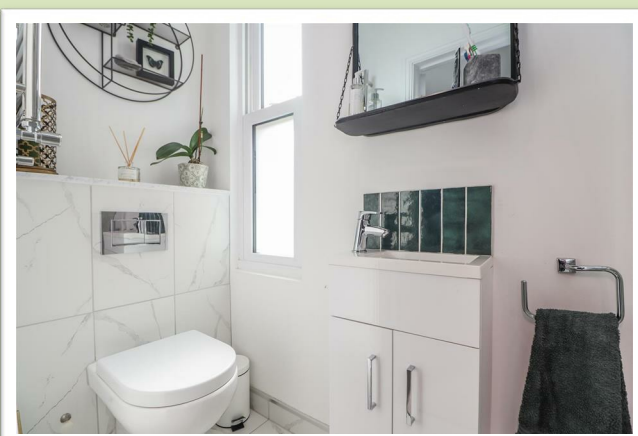
Accessed by a front door to the side, the living space is split neatly into two. To the front is a spacious living room with bay window seating and fitted shutter blinds to the bottom half. This is a stylish and warm room, that would make a great entertaining space with guests. The dining room is a good size with features window look out towards the rear garden. Leading off the dining room is a bathroom room with double shower unit and bath and separate utility/coat cupboard.

To the rear of the ground floor is the real heart of this home. A beautifully appointed large kitchen/breakfast room featuring fitted appliances, range cooker, underfloor wet heating system a breakfast bar and further seating area with French doors leading out to the rear garden.

From the front door, stairs lead to the first floor. There are three double bedrooms, with the principal featuring high ceilings, fitted shutter blinds, a walk-in wardrobe and attractive en-suite shower with double shower unit and wc.

The garden makes the most of the west facing orientation, making it the perfect spot for afternoon entertaining and al-fresco dining. Mostly laid to lawn, with a patio, feature brick boundary wall to one side and pathway leading to an excellent home office/studio room that could be used for a variety of purposes as the new owner requires.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

DINING ROOM 9'03" x 15'05" (2.82m x 4.70m)

LIVING ROOM 13'11" x 13'10" (4.24m x 4.22m)

BATHROOM 4'01" x 10'06" (1.24m x 3.20m)

KITCHEN/BREAKFAST ROOM 8'07" x 19'07" (2.62m x 5.97m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'07" x 11'10" (3.23m x 3.61m)

EN-SUITE 2'11" x 7'10" (0.89m x 2.39m)

BEDROOM TWO 10'04" x 11'09" (3.15m x 3.58m)

BEDROOM THREE 9'03" x 10'11" (2.82m x 3.33m)

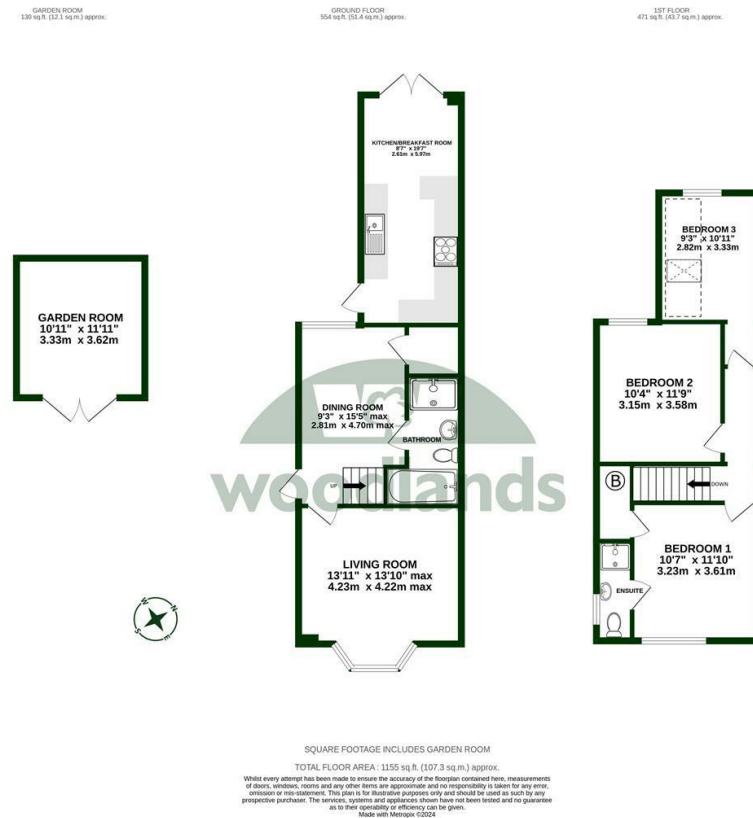
OUTSIDE

REAR GARDEN

HOME OFFICE/GARDEN ROOM 10'11" x 11'11" (3.33m x 3.63m)



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the second left into Greenway, then first right into Churchill Avenue. Take the first left into Spencers Road where the property can be found on the left hand side.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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

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