



Worthing Road, Horsham, West Sussex, RH12 1TA



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Commanding an elevated position in a prime central-Horsham location, this impressive three-bedroom family home is brought to the market with no onward chain and having recently been redecorated and modernised, offers the new owners generous living accommodation.

Being so close to the centre of the historic and vibrant market town of Horsham, the location really can't be beaten, having all the amenities Horsham has to offer on your doorstep - from fine dining restaurants and popular cocktail bars and pubs, to major high street retailers such as Waitrose and John Lewis all a short walk away. Being on the edge of the high weald area of outstanding natural beauty, this home is also close to beautiful countryside walks, but with Horsham Park also offering excellent greenspace and amenities, you can see why so many families chose to settle in this location.

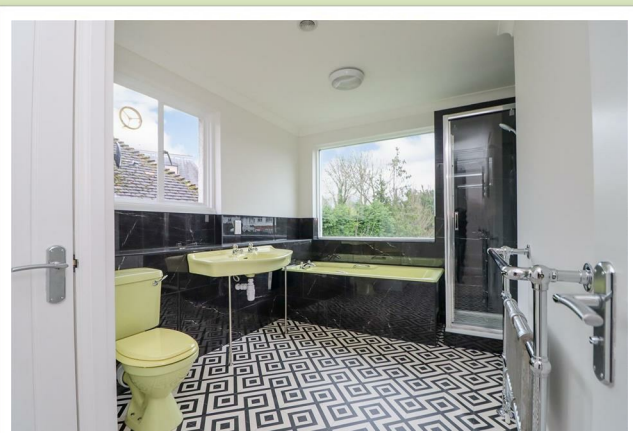
Accessed by a driveway with space for several cars, the property has an attached single garage with electric garage door. To the side is a large covered lean-to store area. This space could perhaps be utilised further, subject to necessary planning permissions being obtained.

An enclosed entrance porch leads into a bright and welcoming entrance hall with attractive flooring and stairs leading to the first floor. To the front of the ground floor is an impressive living room with large feature bay window, and behind this room is a separate dining room featuring patio doors leading out to the rear garden. There is a guest understairs cloakroom off the hallway and to the rear is a well proportioned kitchen, with a good range of brand new base and wall units, fitted double oven and hob, and space for freestanding appliances with a door leading out to the back garden.

To the first floor are three bedrooms, two of which are large doubles, the principal bedroom being particularly spacious, with a third being a single. The bathroom is a generous size, with separate shower and bath tub, and featuring an airing cupboard for additional storage.

Outside, to the rear is a large garden, narrowing to the end, with a patio area and south-east aspect making it the perfect spot for outdoor entertaining and dining in the summer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'11" x 3'03" (2.11m x 0.99m)

HALLWAY 7'0" x 16'06" (2.13m x 5.03m)

LIVING ROOM 14'0" x 19'06" (4.27m x 5.94m)

DINING ROOM 11'11" x 12'11" (3.63m x 3.94m)

KITCHEN 8'11" x 13'0" (2.72m x 3.96m)

CLOAKROOM 3'08" x 5'10" (1.12m x 1.78m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'0" x 14'06" (4.27m x 4.42m)

BEDROOM TWO 12'10" x 12'11" (3.91m x 3.94m)

BEDROOM THREE 7'0" x 7'10" (2.13m x 2.39m)

FAMILY BATHROOM 8'08" x 12'0" (2.64m x 3.66m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'11" x 16'10" (2.72m x 5.13m)

CAR PORT 10'0" x 13'05" (3.05m x 4.09m)

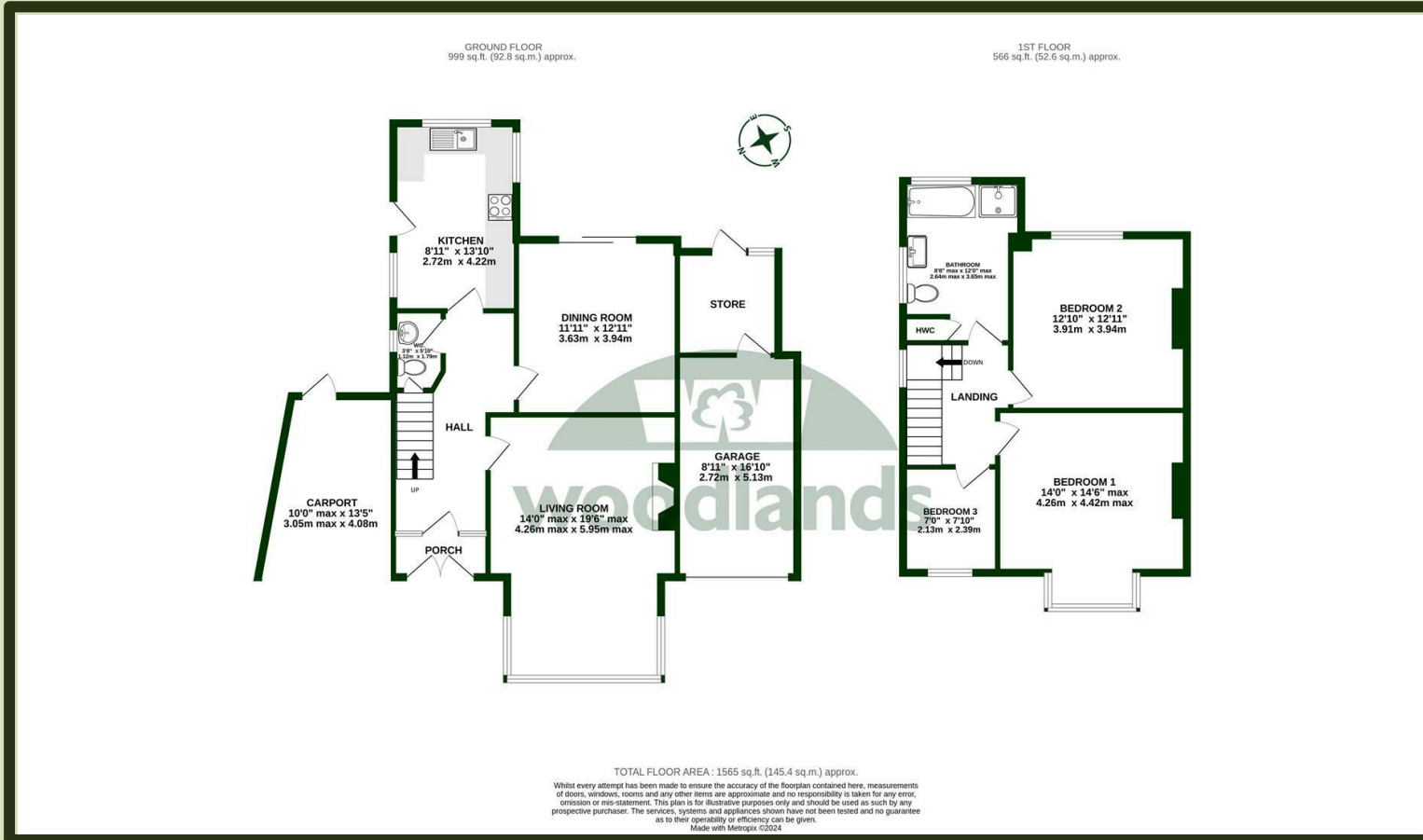
REAR GARDEN

STORE 7'06" x 7'10" (2.29m x 2.39m)

NO ONWARD CHAIN



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**LOCATION:** This detached property is centrally located, offering excellent access for the Town Centre and is just a short walk from open countryside. Horsham's historic town centre offers a variety of restaurants, bars and coffee shops, together with excellent shopping facilities, including a John Lewis Home store and Waitrose. Horsham also offers a mainline railway station with direct services to both London Victoria and London Bridge via Gatwick Airport and the location offers great road access to the A24.

**DIRECTIONS:** From Horsham town centre head south on the Worthing Road. The property can be found after a short distance on the left hand side.

**COUNCIL TAX:** Band F.

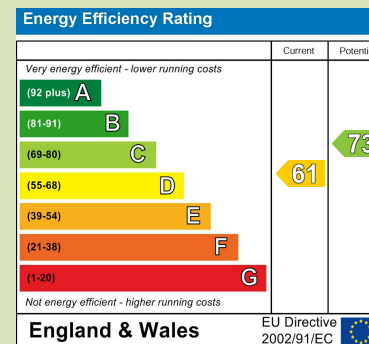
**EPC Rating:** D.

**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**

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