



Arthur Road, Horsham, West Sussex, RH13 5BG



woodlands



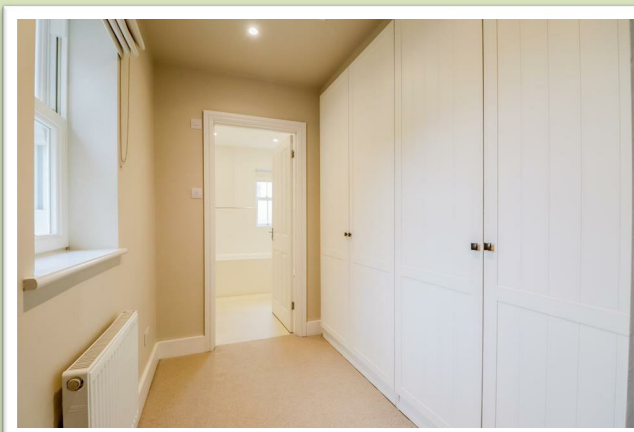
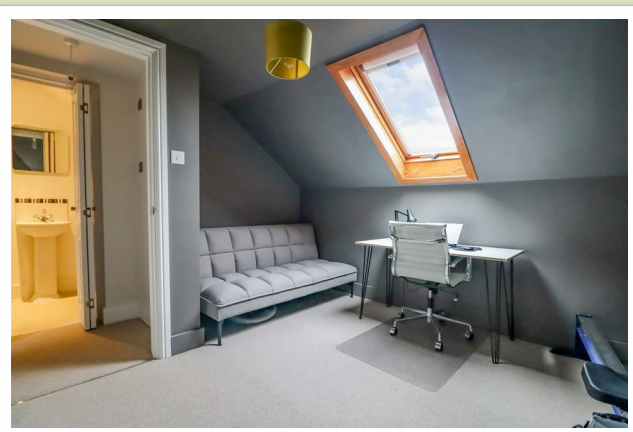
Situated in a very popular residential road in the heart of the historic market town of Horsham, this extended and enhanced Victorian terraced home is beautifully presented to a high standard throughout, offering flexible living space, generous sleeping accommodation, and off road parking. With two en-suite bedrooms and two reception rooms, this is an excellent family home.

Arthur Road is high on the list for many wishing to relocate to Horsham, due to its close proximity to the centre of town - a quick walk to the shops with an abundance of high street offerings from major retailers to independent boutiques, a thriving nightlife with a wide range of restaurants and bars, and with superb leisure facilities and schools so close, you can see why so many people wish to settle down here.

Accessed by a dropped kerb with off road parking for one car, the spacious entrance hall with attractive period-style floor tiles leads to a front sitting room with fitted shutter blinds to the feature bay window making this a lovely living space. Across the hallway is a large family room with wood burning stove to enjoy cosy evenings by the fire, and offers a more sociable space as it leads into the large kitchen and dining area. This really is the heart of the home. The kitchen is fitted with a full range of base and wall units, integrated appliances and from the dining area, doors lead out to the rear garden, made easy to maintain with artificial turf and a decking area to enjoy outdoor dining in the summer months.



To the first floor are two bedrooms, both with en-suites. To the front is a large double with en-suite shower, and to the rear is an impressive principal suite with dressing area leading to a large en-suite bathroom. The top floor provides two more rooms - one a comfortable double bedroom, the other is a fourth bedroom which could be used as a home office/study space if required. These rooms share a shower room, making this home truly versatile and family-ready.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 12'0" x 11'02" min (3.66m x 3.40m min)

FAMILY ROOM 12'01" x 12'11" (3.68m x 3.94m)

KITCHEN/BREAKFAST ROOM 9'04" x 16'08" (2.84m x 5.08m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'02" x 10'01" (3.71m x 3.07m)

DRESSING AREA 6'08" x 8'01" (2.03m x 2.46m)

EN-SUITE BATHROOM 6'08" x 8'02" (2.03m x 2.49m)

BEDROOM TWO 12'02" x 11'02" (3.71m x 3.40m)

EN-SUITE SHOWER ROOM

SECOND FLOOR

BEDROOM THREE 12'02" x 9'11" (3.71m x 3.02m)

BEDROOM FOUR/STUDY 10'10" x 7'05" (3.30m x 2.26m)

SHOWER ROOM 3'07" x 7'04" (1.09m x 2.24m)

OUTSIDE

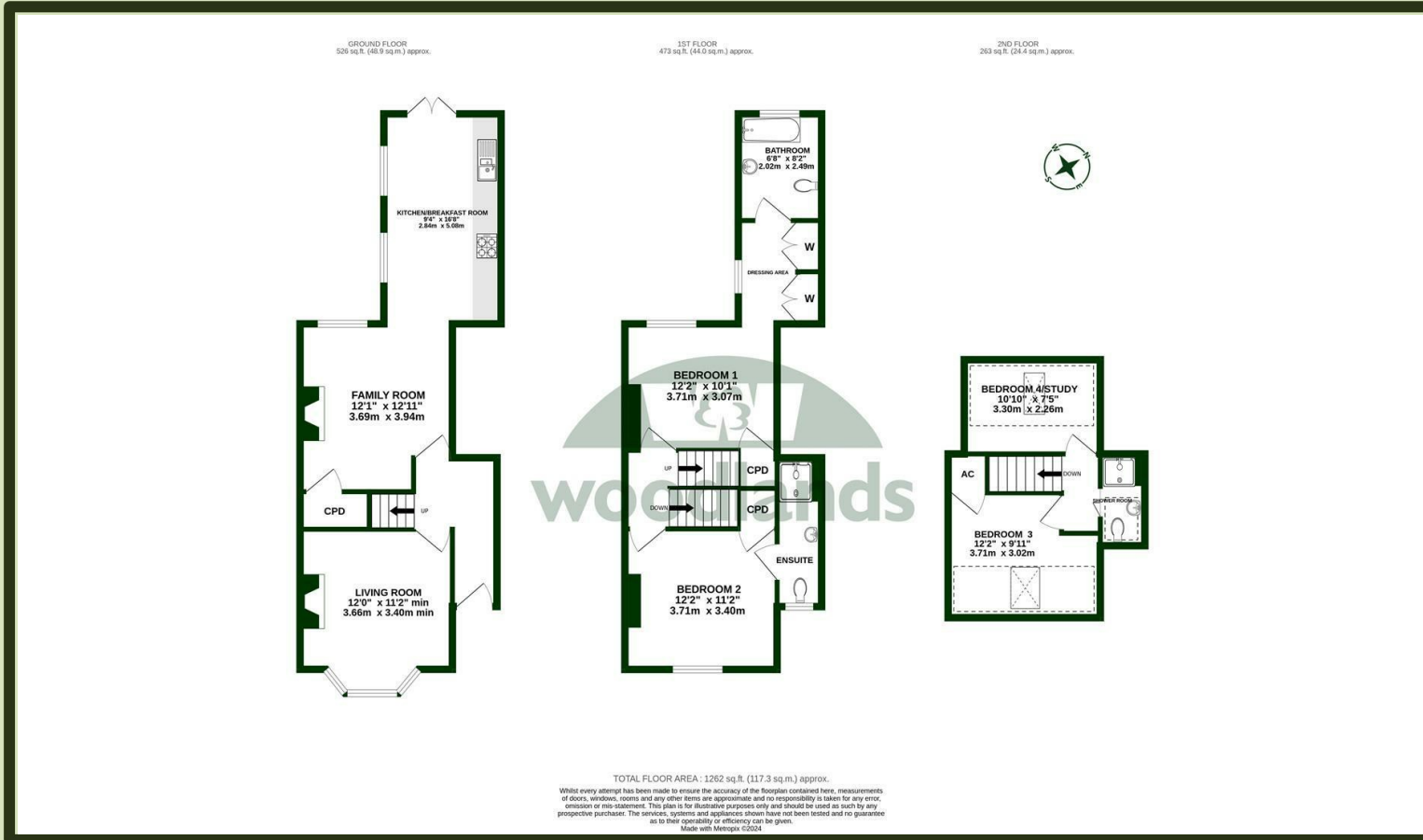
FRONT - PAVED AREA PROVIDING ONE PARKING SPACE

ADDITIONAL PERMIT PARKING AVAILABLE ON THE ROAD

REAR GARDEN



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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. There is also Piries Place which has 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 turn right at the traffic lights into Park Street. At the next set turn left into East Street and proceed under the Iron Bridge. Arthur Road is then the third turning on the left.

COUNCIL TAX: Band 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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		

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.