



Devonshire Road, Horsham, West Sussex, RH13 5EF



woodlands



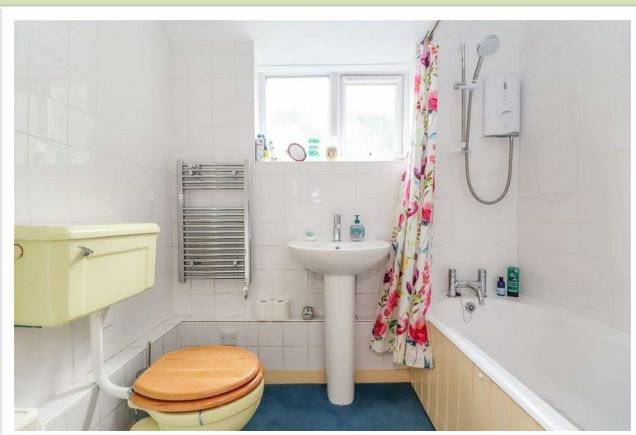
Brought to the market with no onward chain, and situated in a popular residential road, in a highly sought-after central location, this semi-detached three bedroom period home is just a short walk from the vibrant centre of this historic market town. Horsham Station is also within easy reach, with its excellent range of shops, restaurants, bars and leisure facilities, surrounded by glorious Sussex countryside - you can see why this is such a popular position for families to settle down.

The property has been well maintained over the years and offers many original Edwardian features including fireplaces, picture rails and high ceilings. There is scope for new owners to put their own stamp on the decor and to enhance, extend and improve the property to create a wonderful home.

An enclosed entrance porch leads into a hallway with stairs leading to the first floor. The main living space of the property is partially divided with a spacious living room to the front with attractive bay window feature and high ceilings, following through to a dining area with glazed door leading directly on to a rear patio area. Beyond this is a good-sized kitchen with a range of modern base and wall units with large understairs storage cupboard. A rear hallway gives access to a large airing cupboard and a family bathroom, with a door from the hallway leading via a lean to into the back garden. This is a real highlight of the property, well-tended and maintained with half brick walls surrounding the garden, mature borders and a small area of lawn making it the perfect space in the summer months for Al-fresco dining and outdoor entertaining.



To the first floor there are three bedrooms- all a good size with two being generous doubles, and there is a convenient guest cloakroom to this floor. There is scope to extend into the loft as neighbouring properties have done so (subject to planning permission) to create additional bedroom/bathroom space if desired.



Accommodation with approximate room sizes:  
 Max measurements shown unless stated otherwise.  
**ENTRANCE PORCH 2'06" x 3'02" (0.76m x 0.97m)**  
**HALLWAY 3'01" x 12'03" (0.94m x 3.73m)**  
**DINING ROOM 12'07" x 11'04" (3.84m x 3.45m)**  
**LIVING ROOM 11'08" x 13'01" (3.56m x 3.99m)**  
**KITCHEN 9'02" x 14'08" (2.79m x 4.47m)**  
**REAR HALLWAY 2'10" x 11'07" (0.86m x 3.53m)**  
**FAMILY BATHROOM 4'11" x 7'02" (1.50m x 2.18m)**  
**REAR LEAN TO 4'0" x 4'0" (1.22m x 1.22m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 15'03" x 13'02" (4.65m x 4.01m)**

**BEDROOM TWO 9'08" x 11'05" (2.95m x 3.48m)**

**BEDROOM THREE 9'02" x 6'10" (2.79m x 2.08m)**

**OUTSIDE**

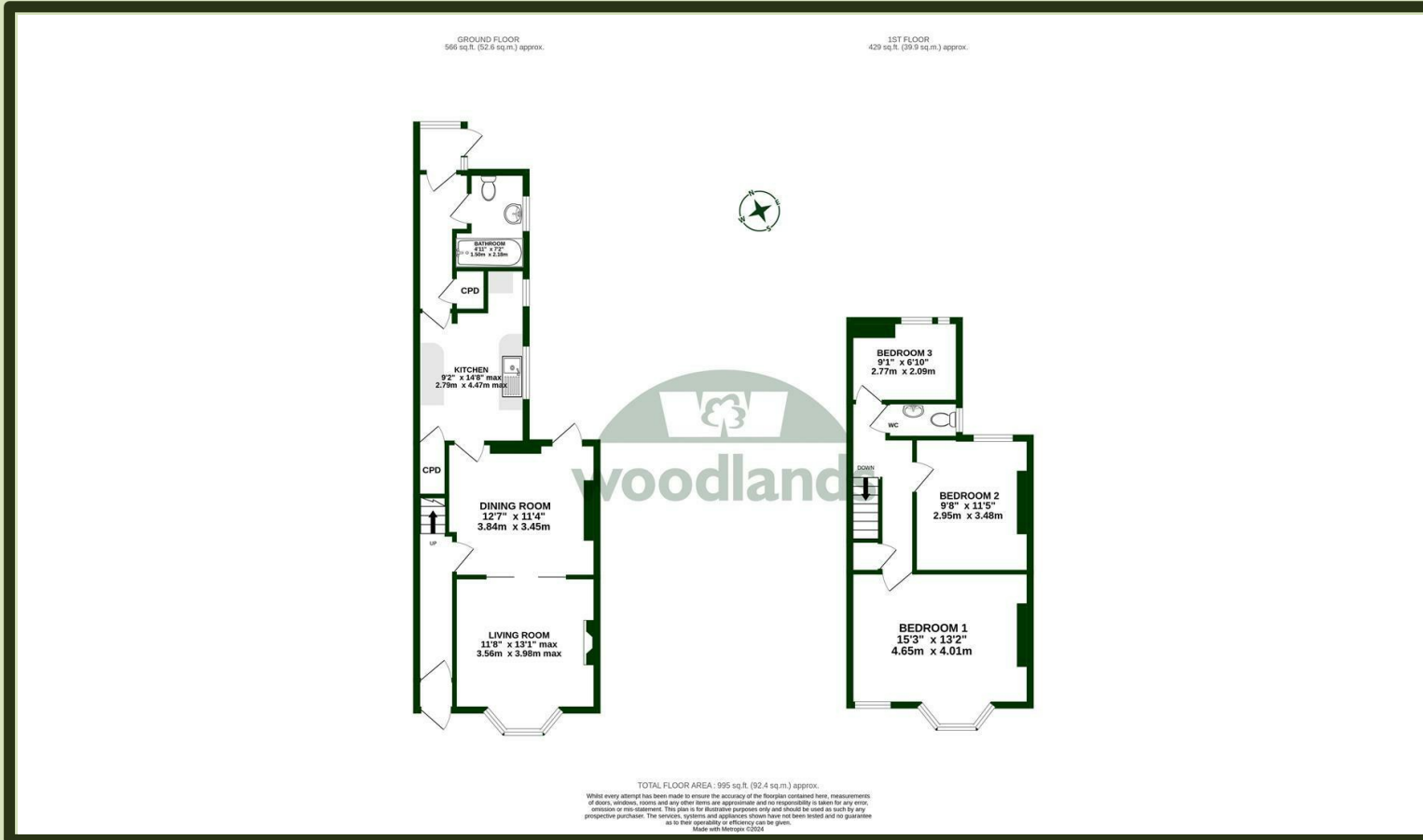
**ENCLOSED FRONT GARDEN**

**REAR GARDEN**

**NO ONWARD CHAIN**



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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. Take the fifth turning on the left into Clarence Road. Devonshire Road is then the third turning on the left.

**COUNCIL TAX:** Band D.

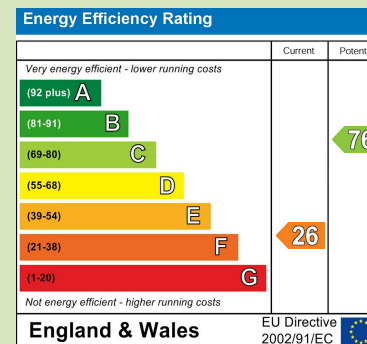
**EPC Rating:** F.

**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.