



Millthorpe Road, Horsham, West Sussex, RH12 4ER



woodlands



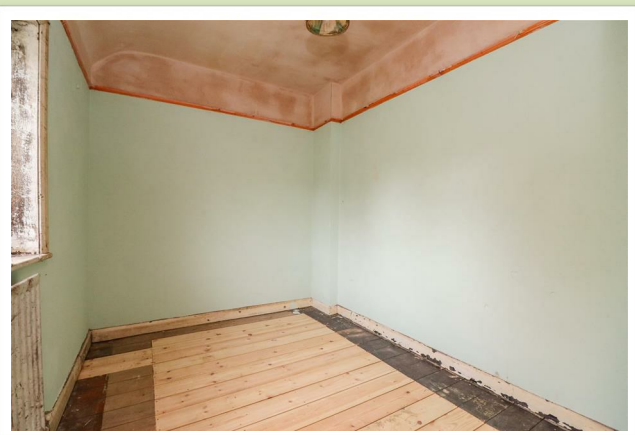
Brought to the market with no onward chain and vacant possession, this mid terrace three-bedroom home is in an ideal location, within easy walking distance to Littlehaven train station, local primary schools and amenities. The property offers the new owners excellent scope to enhance and modernise, to create a fabulous family home.

The property is accessed with a wide frontage and potential scope for some off road parking to be installed to the front (subject to planning permission). The front door leads into a small entrance hall with stairs leading to the first floor. There is a large dual aspect living/dining room providing plenty of room for a family. The kitchen is also a generous size with space for a breakfast table and chairs. There is a guest cloakroom and understairs storage with a door leading out the the back garden.

To the first floor there are three bedrooms, with generous proportions, and a family bathroom completing the internal accommodation.

A communal alleyway provides access from the front of the property to a rear gate, and into a good sized rear garden, laid mostly to lawn, but with a small patio area.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING/DINING ROOM 10'09" x 16'10" (3.28m x 5.13m)

KITCHEN/BREAKFAST ROOM 11'01" x 14'10" (3.38m x 4.52m)

CLOAKROOM 2'03" x 4'07" (0.69m x 1.40m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'04" x 8'07" (3.45m x 2.62m)

LARGE CUPBOARD 2'10" x 7'07" (0.86m x 2.31m)

BEDROOM TWO 12'09" x 7'07" (3.89m x 2.31m)

BEDROOM THREE 9'03" x 7'02" (2.82m x 2.18m)

BATHROOM 7'11" x 6'01" (2.41m x 1.85m)

OUTSIDE

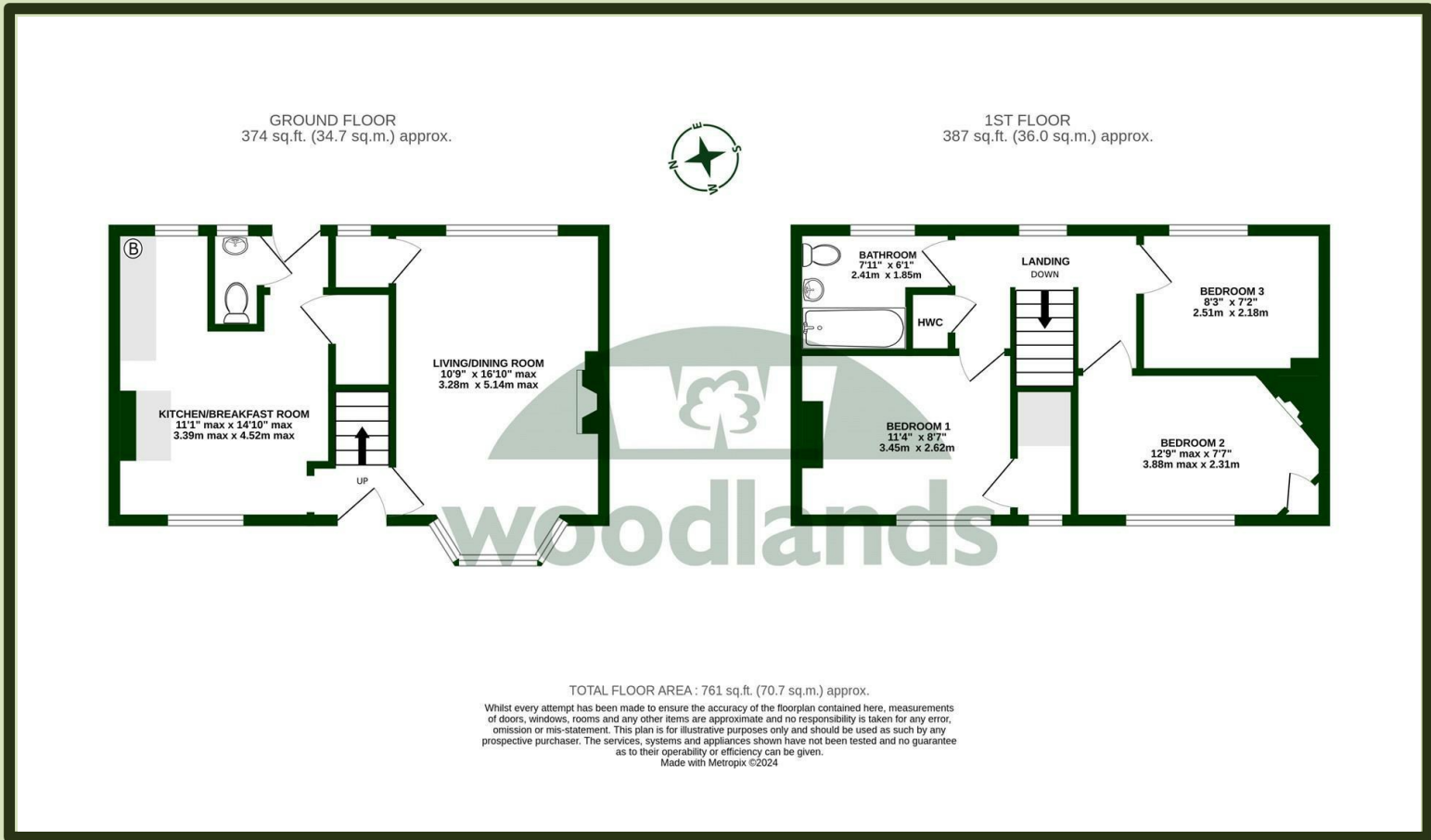
FRONT GARDEN

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: The property is situated in a convenient residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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 offers a selection of restaurants and an Everyman Cinema. 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 railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the third exit into Crawley Road. Proceed to the mini roundabout and turn left into Millthorpe Road.

COUNCIL TAX: Band C.

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

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.