



Kings Road, Horsham, West Sussex, RH13 5PR



woodlands



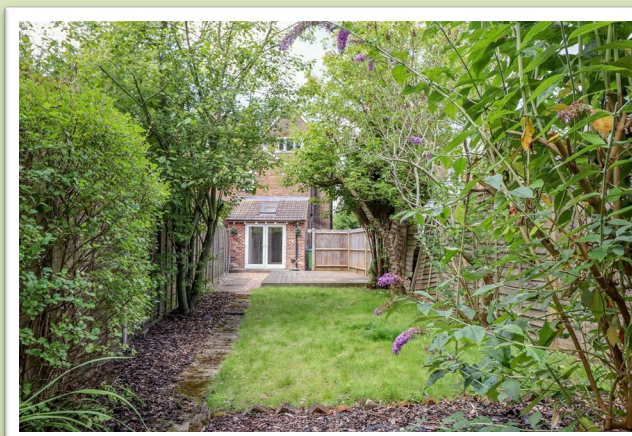
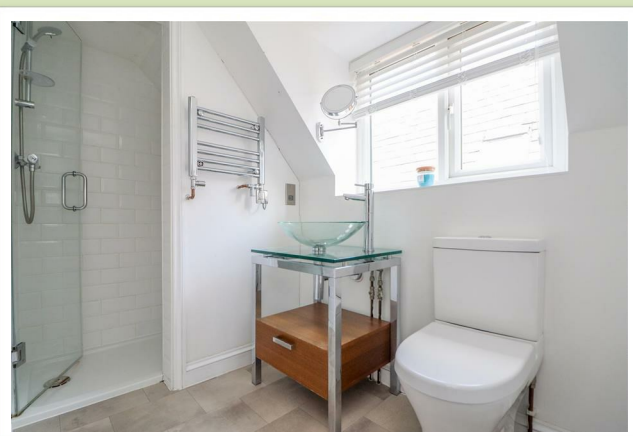
Situated in the heart of the vibrant market town of Horsham, this substantial 5 bedroom semi detached house has been sympathetically extended and modernised to provide generous living and bedroom accommodation over three floors. The location really can't be beaten. A short walk takes you to Horsham's mainline train station, and beyond this Horsham the heart of Horsham's shopping district with excellent amenities, independent shops and thriving restaurant and entertainment scene, the surrounding area is noted for its outstanding natural beauty and Horsham also benefits from a wonderful green park all within walking distance of this home.

Accessed by a block paved driveway providing off road parking, the main entrance is to the side of the property and opens into a bright and welcoming entrance hall with under-stairs storage and a modern guest cloakroom with shower. To the front of the property is a large living room with feature bay window, high ceilings and delicate period touches with coving and plaster ceiling roses. The dining room provides a dedicated space for evening entertaining or could equally be put to good use as a family room, leading through to an extended kitchen and breakfast room, fitted with underfloor electric heating, a good range of grey base and wall units, integrated double oven, hob dishwasher and space for freestanding washing machine and undercounter freezer.

Open up the French doors and you lead out to an attractive rear garden. With it's south-easterly orientation making it an excellent area for a family to enjoy summer months. Neatly divided into a seating area with decking and stones, and an expanse of lawn beyond, there is plenty of space for outdoor entertaining.

From the hallway, stairs lead to a split level first floor with large principal bedroom with bay window to the front, a stylish family bathroom with roll-top bath and separate shower units, a single bedroom and further double bedroom with dual aspect windows to the rear. On the top floor there are 2 more spacious double bedrooms, one with exposed beam ceiling and dual aspect allowing additional light, with a guest shower room completing the internal accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 11'02" x 5'10" (3.40m x 1.78m)

LIVING ROOM 13'10" x 14'0" (4.22m x 4.27m)

DINING ROOM 10'08" x 12'04" (3.25m x 3.76m)

STORAGE CUPBOARD 2'08" x 9'06" (0.81m x 2.90m)

KITCHEN/BREAKFAST ROOM 11'0" x 17'08" (3.35m x 5.38m)

SHOWER ROOM 2'08" x 5'10" (0.81m x 1.78m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'10" x 13'10" (4.22m x 4.22m)

FAMILY BATHROOM 10'09" x 6'03" (3.28m x 1.91m)

BEDROOM FOUR 10'11" x 10'08" (3.33m x 3.25m)

BEDROOM FIVE/STUDY 10'09" x 5'10" (3.28m x 1.78m)

SECOND FLOOR

LANDING

BEDROOM TWO 13'08" x 12'03" (4.17m x 3.73m)

BEDROOM THREE 13'08" x 11'09" (4.17m x 3.58m)

SHOWER ROOM 4'10" x 8'07" (1.47m x 2.62m)

OUTSIDE

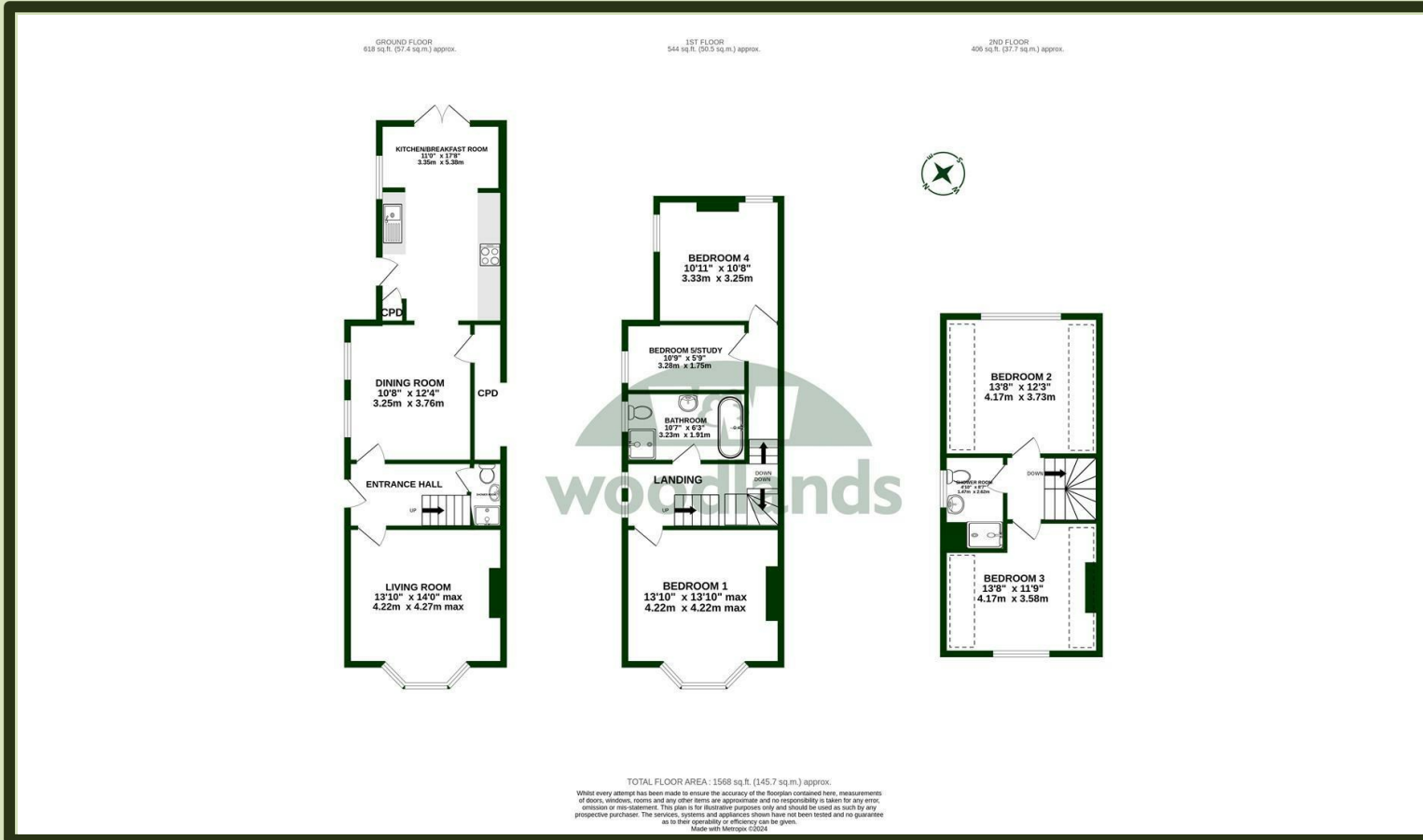
OFF ROAD DRIVEWAY PARKING

REAR GARDEN

NO ONWARD CHAIN



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**LOCATION:** The property is located in Kings Road, less than a mile from Horsham Town Centre which offers a wide range of shopping facilities and amenities. The regular bus route into town runs along this road but for the more day to day essentials there is a Tesco Express at the top end of Kings Road and it is just a 3 minute walk to the brand new Lidl. Horsham mainline station with direct commuter links to Gatwick and London is just a 5 minute walk away.

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 and there is Piries Place with 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 go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road.

**COUNCIL TAX:** Band C

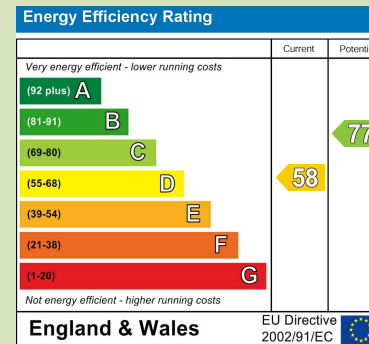
**EPC Rating:** D.

**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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