



Beech Road, Horsham, West Sussex, RH12 4NR



woodlands



Located in a popular residential road, close to parks and woodland, this spacious three bedroom semi-detached house would make an excellent family home. Modestly extended, the property has been well maintained by the current owners and offers scope for further extension to the side (subject to planning) and for the new owners to enhance and improve with small touches to the décor so that they can put their own stamp on it.

The location really can't be beaten, within close proximity to popular primary and secondary schools, easy access to woodland walks in nearby Leechpool Woods, the centre of town and quick links to Crawley, Gatwick and Brighton by road. Horsham is a thriving market town, full of excellent amenities with a wonderful mixture of independent shops, major retailers, bars and restaurants you can see why so many people choose to settle here.

Accessed by a driveway and car port providing parking for two cars and a small front lawn area, a front door leads to an enclosed entrance porch before stepping into the main living space. The living room overlooks the front of the property and is a great size with plenty of natural light coming in from the large window. Beyond this is a dining area with patio doors leading out to a good-sized conservatory extension providing more entertaining space for a growing family. The kitchen has also been extended previously to provide a generous amount of storage with base and wall units, attractive tiled flooring, integrated appliances including a double oven, induction hob, fridge/freezer and washing machine as well as space for a freestanding dishwasher if required.

From the kitchen a door leads out to the rear garden that offers an excellent space for outdoor entertaining in the summer months with a large decking area, an area of lawn and a gate providing access from the driveway.

From the living room, stairs lead to the first floor. There are three bedrooms - two being spacious doubles, providing plenty of room for a range of freestanding storage solutions, and a family bathroom with electric shower over the bath completing the internal accommodation.





Accommodation with approximate room sizes:  
Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'06" x 7'0" (1.98m x 2.13m)

LIVING ROOM 16'08" x 13'0" (5.08m x 3.96m)

DINING AREA 8'10" x 10'09" (2.69m x 3.28m)

CONSERVATORY 7'05" x 11'08" (2.26m x 3.56m)

KITCHEN 12'08" x 10'0" (3.86m x 3.05m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'10" x 13'04" (3.00m x 4.06m)

BEDROOM TWO 9'11" x 10'10" (3.02m x 3.30m)

BEDROOM THREE 6'05" x 10'03" (1.96m x 3.12m)

BATHROOM 6'05" x 5'08" (1.96m x 1.73m)

OUTSIDE

FRONT GARDEN

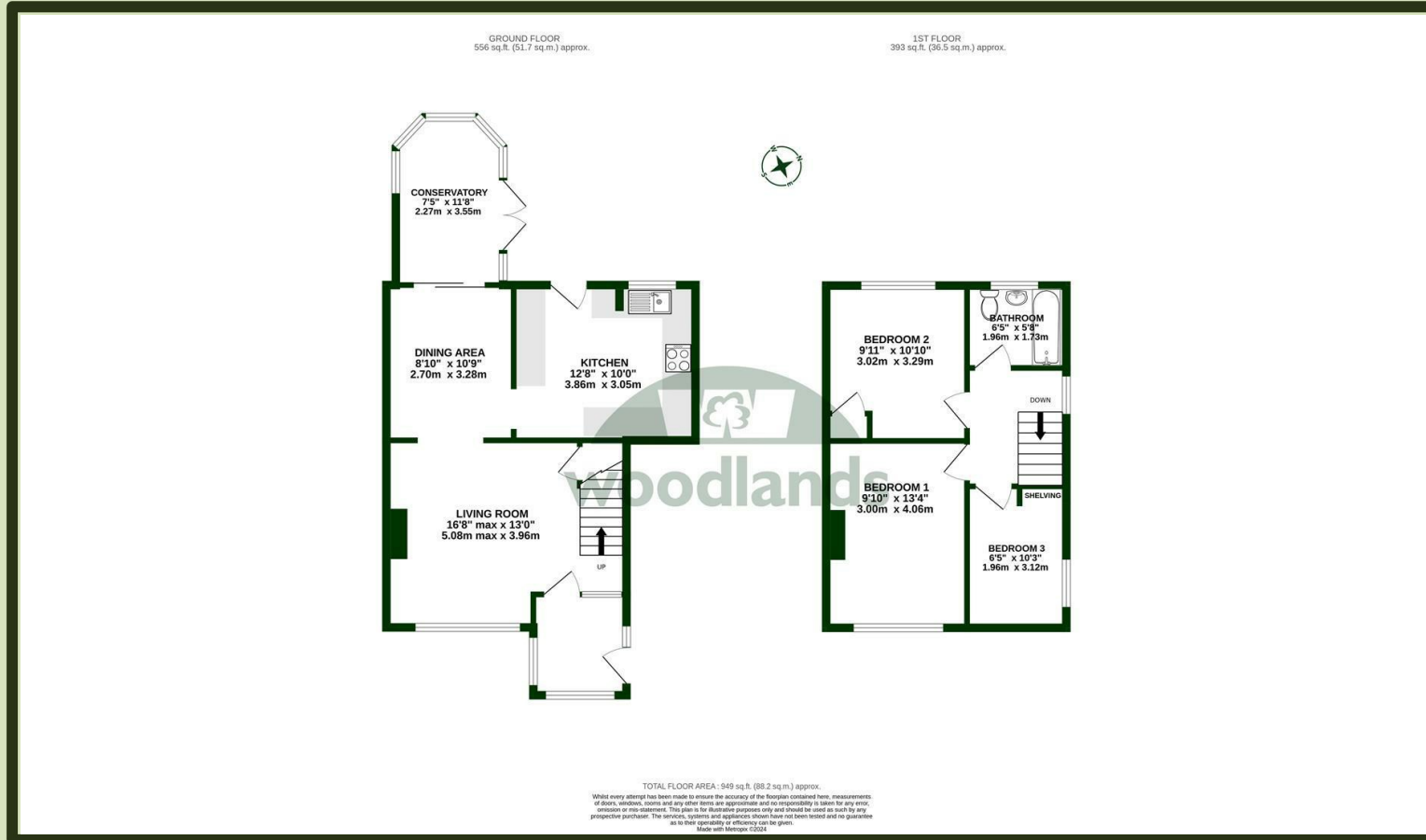
OFF ROAD DRIVEWAY PARKING

CAR PORT

REAR GARDEN



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**LOCATION:** The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is approximately 1 mile away. The property also benefits from being close to the popular Leechpool Primary school with the adjacent pre-school and is approximately 1.5 miles from both Forest and Millais secondary schools. The property is also conveniently position within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. There is also Piries Place with an Everyman Cinema and further restaurants. Road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

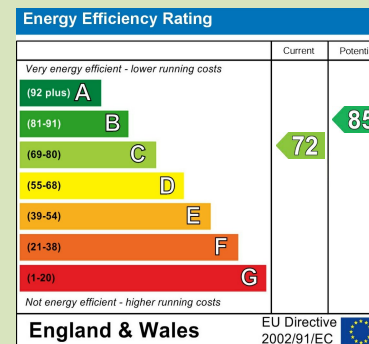
**DIRECTIONS:** From Horsham town centre follow the road to Crawley over the roundabout and railway bridge. At the next roundabout take the third exit into Harwood Road. Continue along and take the third exit at the next roundabout. At the traffic lights turn right into Forest Road and at the next roundabout turn left into Beech Road.

**COUNCIL TAX:** Band D.

**EPC Rating:** C

**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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