



Spencers Road, Horsham, West Sussex, RH12 2JG



woodlands



Positioned in one of the most popular locations in Horsham, this three bedroom semi-detached period house has been extended and enhanced to provide generous living and bedroom accommodation over three floors.

Just a short walk away from Horsham Park and The Rec playing fields, it is an ideal location for families and allows the new owners to enjoy the abundant greenspace this area has to offer whilst also being within easy walking distance of Horsham town centre with its excellent amenities, shops bars and restaurants, and the mainline train station. Both Trafalgar infant and Greenway Junior schools are just around the corner too- you can see why so many people choose to settle down here.

The front door leads into a porch to the side of the property with a cupboard providing space for coats and shoes, leading into a bright and spacious main living room. This is an excellent space for a family to spread out with room for living room furniture, big comfy sofas in front of the gas fire, as well as room for a work station for kids studies, or home workers, whilst fitted blinds and exposed beams add a touch of character. Beyond this is an extended kitchen/dining space. With glazed roof to the conservatory part offering a usable space throughout the year for dining, and French doors leading out to the rear garden; these can be swung open to create an al-fresco dining experience through the summer months. The kitchen is fitted with an excellent amount of base and wall units, stylish black granite work tops, under hung butlers sink, a fitted dishwasher as well as space for a freestanding range cooker and appliances. The property also benefits from a new boiler, fitted this year.

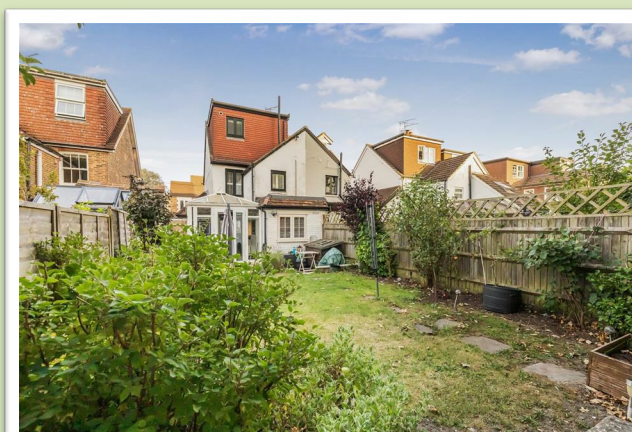
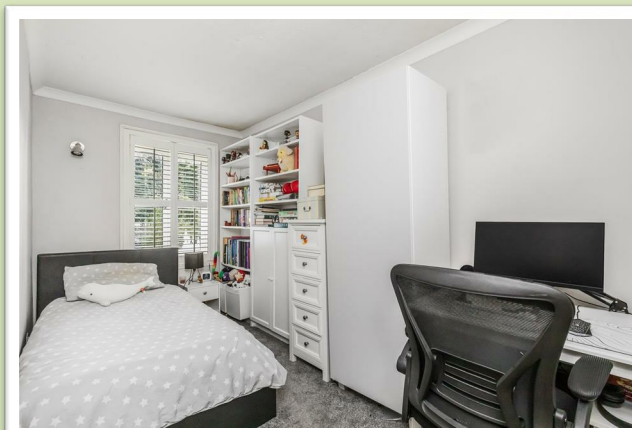
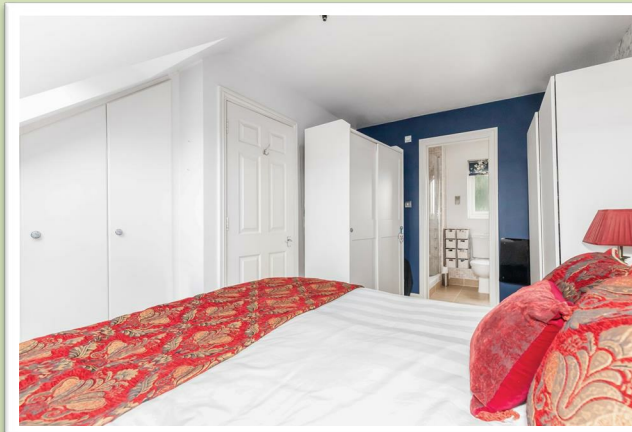
From the living room, stairs lead to the first floor. The space has been modified and well thought out, to provide a large double bedroom to the front of the house, with fitted wardrobes and space for additional freestanding furniture, a good sized-single bedroom and to the rear, a modern family bathroom with tiled walls and flooring, heated towel rail and vanity sink unit.

From the landing, stairs lead to a modern loft conversion, with a good sized double bedroom, fitted wardrobe space and an en-suite shower room with double shower tray, heated towel rail and tiled walls and flooring.

The vendors also inform us the Velux windows in the loft room were replaced last year, and the front door and a number of windows have also recently been replaced in the property.

The back garden can be accessed via a side gate and offers a lovely private space for outdoor entertaining with an area of lawn, patio and the added benefit of a large garden room that has a variety of uses thanks to the fitted shower, toilet and kitchen sink unit.





Accommodation with approximate room sizes:
 Max measurements shown unless stated otherwise.
ENTRANCE PORCH 3'05" x 5'09" (1.04m x 1.75m)
CUPBOARD 3'06" x 3'02" (1.07m x 0.97m)
LIVING ROOM 12'02" x 24'02" (3.71m x 7.37m)
DINING/SUN ROOM 7'10" x 12'03" (2.39m x 3.73m)
KITCHEN 6'10" x 14'09" (2.08m x 4.50m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'0" x 11'0" (3.66m x 3.35m)

BEDROOM THREE 6'03" x 12'09" (1.91m x 3.89m)

FAMILY BATHROOM 7'0" x 7'09" (2.13m x 2.36m)

SECOND FLOOR

BEDROOM TWO 11'04" x 13'09" (3.45m x 4.19m)

EN-SUITE SHOWER ROOM 8'03" x 4'11" (2.51m x 1.50m)

OUTSIDE

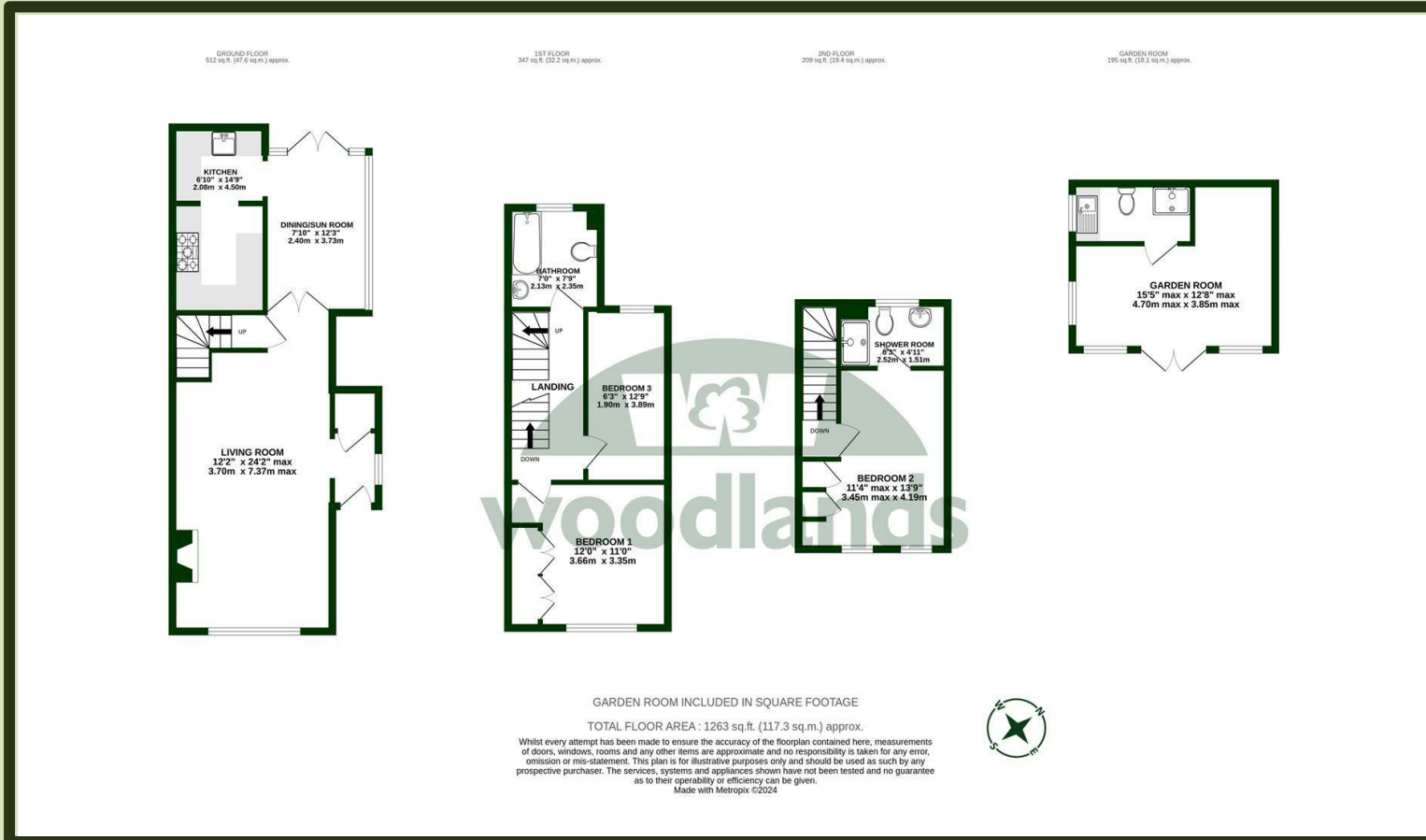
SMALL GRAVEL AREA TO THE FRONT

REAR GARDEN

GARDEN ROOM 15'05" x 12'08" (4.70m x 3.86m)



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the second left into Greenway, then first right into Churchill Avenue. Take the first left into Spencers Road.

COUNCIL TAX: Band D.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.