



Hornbeam Close, Horsham, West Sussex, RH13 5NP



woodlands



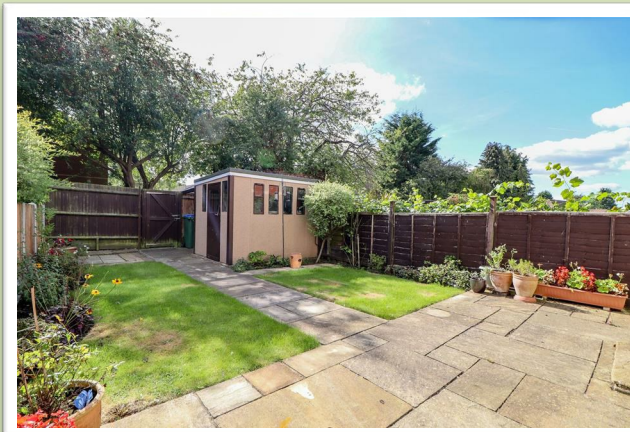
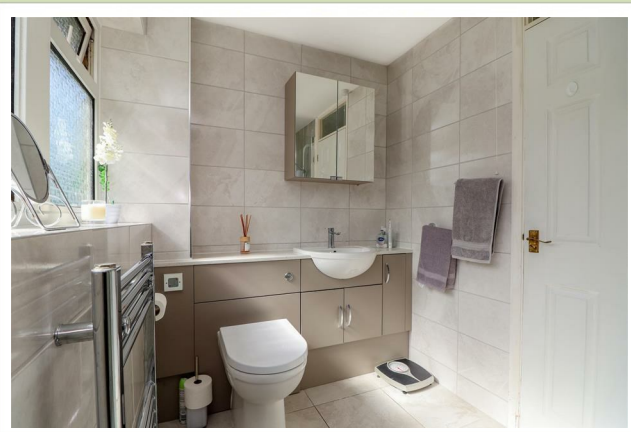
Positioned on a quiet residential cul-de-sac, this beautifully presented three-bedroom terraced home is in an enviable location and would make for an excellent family home. Just a short distance from Forest and Millais secondary schools, and with easy access to Horsham train station and the town centre beyond- you can see why this is such a sought-after location. Horsham is the ideal spot for families wishing to enjoy all the benefits that are on offer from a vibrant market town whilst being within easy reach of London. With excellent amenities, a great mixture of major high street retailers and independent shops, bars, restaurants and boutiques.

Accessed by a block-paved driveway providing parking for one car and with an area of front lawn, a large, enclosed entrance porch leads into a bright and welcoming entrance hall with LVT wood effect flooring. A glazed door leads into the spacious open-plan living dining room. Enjoying dual aspects and with sliding patio doors providing access to the rear garden. This is the heart of the home and is tastefully decorated, with room for both living room and dining room furniture. A sliding door leads into the kitchen, with a good range of base and wall units, fitted double oven and hob, space for freestanding white goods and a half-glazed door out to the garden. There is also a large cupboard housing the electric hot air heating system.



From the hallway, stairs lead to the first floor. There are three bedrooms, two being generous doubles, both with fitted cupboard and wardrobe space, the third being a good-sized single with bulkhead cupboard over the stairs. A modern shower room with vanity sink unit, tiled walls and double shower tray completes the internal accommodation.

The garden enjoys a southerly aspect making it a wonderful sunny spot to enjoy outdoor entertaining, with a small area of lawn and a patio area for dining.



Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'01" x 5'03" (1.85m x 1.60m)

HALLWAY 6'0" x 11'07" (1.83m x 3.53m)

LIVING/DINING ROOM 11'10" x 24'09" (3.61m x 7.54m)

KITCHEN 8'03" x 11'10" (2.51m x 3.61m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'01" x 12'09" (3.68m x 3.89m)

BEDROOM TWO 12'01" x 9'09" (3.68m x 2.97m)

BEDROOM THREE 8'0" x 9'09" (2.44m x 2.97m)

SHOWER ROOM 8'03" x 5'05" (2.51m x 1.65m)

OUTSIDE

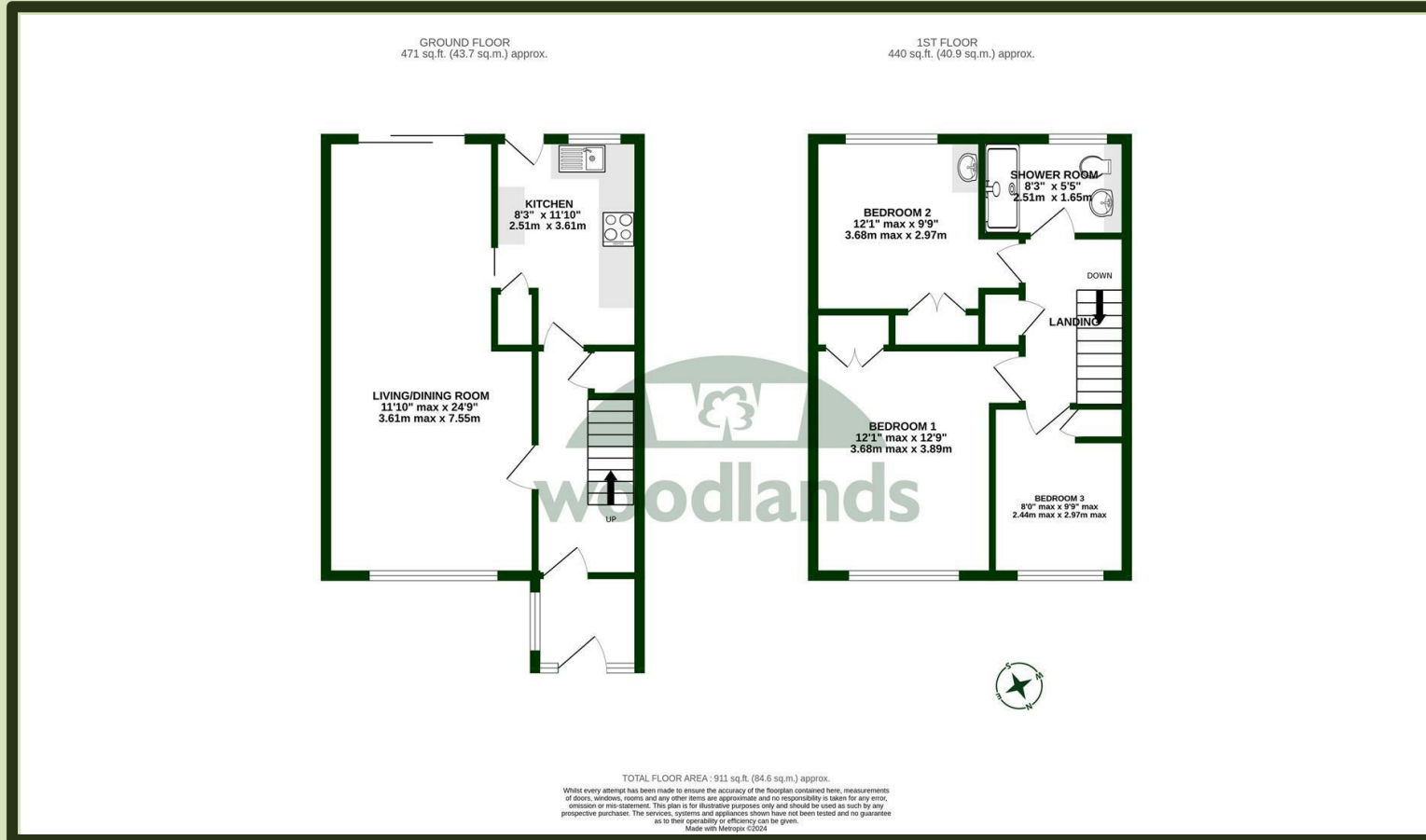
FRONT GARDEN

BLOCK PAVED DRIVEWAY

REAR GARDEN



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LOCATION: The property is located in a popular position on the east side of Horsham, offering great access into the town centre, whilst having the benefit of open countryside walks just a few minutes walk away. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and 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 leisure centre at Slinfold Park.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Street. At the next set turn left into Brighton Road (A281) and proceed under the iron bridge. Turn left at the Tesco Express into St Leonards Road and then first left into Comptons Lane. Take the second left into Hornbeam Close.

COUNCIL TAX: Band C.

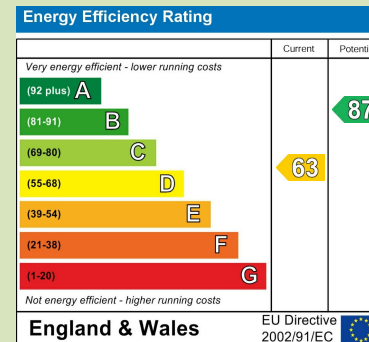
EPC Rating: D.

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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