



Queensway, Horsham, West Sussex, RH13 5AY



woodlands



Positioned in a highly sought-after location, close to Horsham town centre, but in a distinctly quiet residential setting, this stunning home has been significantly extended and enhanced to create a stunning 4 double bedroom family home.

Finished to exacting standards with attention to detail, the property offers flexible living space, generous bedrooms and attractive private garden areas to enjoy all year around.

A short walk takes you to the heart of this vibrant market town with excellent amenities, independent shops and thriving restaurant and entertainment scene. The area is noted for its outstanding natural beauty with St Leonards Forest and the South Downs national park within easy reach. With excellent schools, and easy access to major transport links, you can see why so many families choose to settle down here.

Set back from the road with driveway parking for several cars. The front door leads into a bright and welcoming entrance hall with feature double height ceiling filling this space with natural light. To the front are two bedrooms- the larger featuring a dressing area and en-suite shower room. Moving down the hall is a 3rd bedroom and a more intimate living space with feature window overlooking the rear patio area.

The main heart to this home is to the rear of the property. A fabulous open-plan kitchen-diner/living space. With feature bifold doors, a centre island and stunning contemporary kitchen units. This room flows beautifully into the rear garden that provides a tranquil space for the owners to enjoy the west facing lawns and patio area. From the hallway, elegant stairs leads to a second en-suite bedroom with dressing area and spacious bathroom.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 18'10" x 10'02" (5.74m x 3.10m)

KITCHEN/DINING/FAMILY ROOM 31'04" x 13'0" min (9.55m x 3.96m min)

UTILITY ROOM 11'05" x 6'01" (3.48m x 1.85m)

BEDROOM 10'09" x 11'03" (3.28m x 3.43m)

EN-SUITE 7'07" x 4'11" (2.31m x 1.50m)

DRESSING ROOM 6'08" x 5'10" (2.03m x 1.78m)

BEDROOM 12'09" x 10'09" (3.89m x 3.28m)

BEDROOM 12'09" x 10'08" (3.89m x 3.25m)

FAMILY BATHROOM 13'0" x 6'03" min (3.96m x 1.91m min)

FIRST FLOOR

BEDROOM 10'09" x 15'03" (3.28m x 4.65m)

DRESSING ROOM 7'0" x 6'05" (2.13m x 1.96m)

EN-SUITE 12'08" x 10'08" (3.86m x 3.25m)

OUTSIDE

FRONT GARDEN

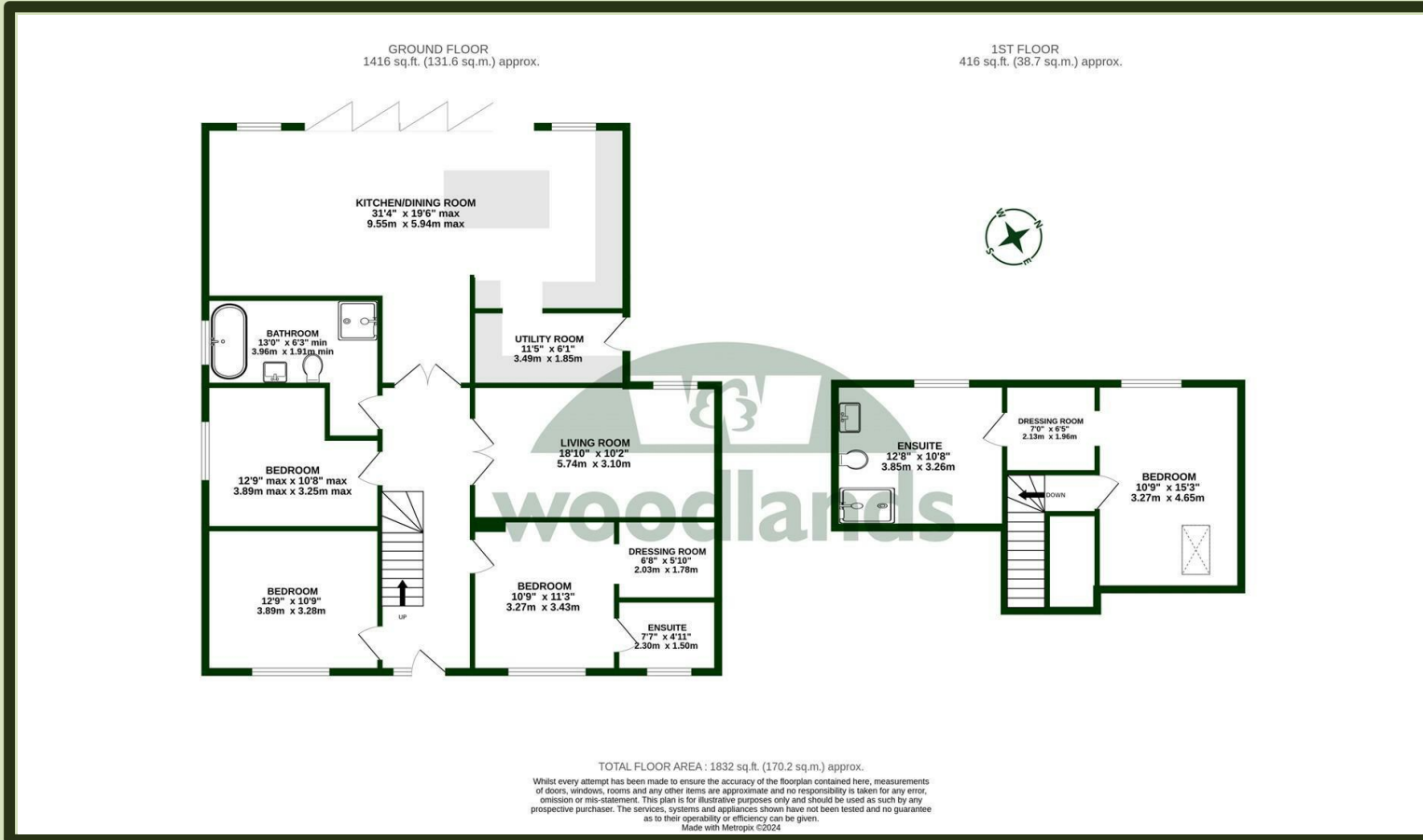
OFF ROAD DRIVEWAY PARKING

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: This spacious link detached bungalow is located on one of Horsham's most popular roads, just a short walk from the centre of the historic market town of Horsham - a town with a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema. The property also falls within the catchment for Millais Girls and Forest Secondary schools, and is equally close to the former Collyer's grammar school, now a large sixth-form college. Despite the central location, it is just a short walk from Chesworth Farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town centre turn right at the traffic lights into Park Street and then at the next set turn left into East Street. Proceed under the Iron bridge and take the first right into Queensway.

COUNCIL TAX: To be confirmed

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

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