



Hillside, Horsham, West Sussex, RH12 1NG



woodlands





Having been heavily extended and improved in recent years, this stunning and spacious family home belies its unassuming position, with accommodation of up to 6 bedrooms depending on your needs, and nestled within a quiet residential cul-de-sac of similarly attractive homes.

Step inside and you immediately get a sense of space and light that the owners looked to achieve, to create wonderful, adaptable accommodation over two floors. The position of this home is highly sought-after by those wishing to find the perfect balance - close enough to walk into the town centre to make the most of everything this vibrant market town has to offer, whilst offering a large plot with substantial gardens, close to Tanbridge Secondary school and excellent road and rail links.

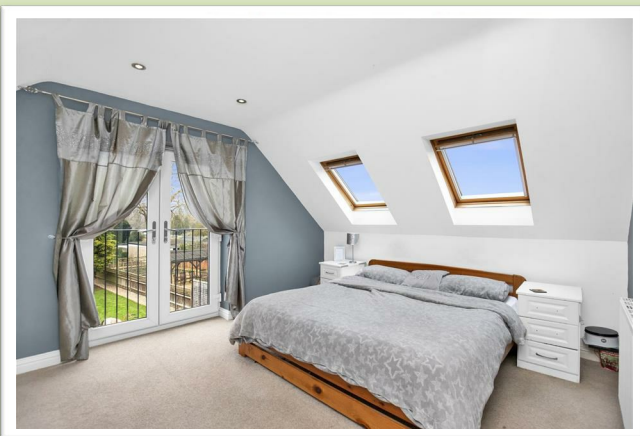
A covered storm porch leads to the front door and into a bright and welcoming entrance hall. The ground floor accommodation consists of two similarly sized reception rooms/double bedrooms, depending on your requirements, a family bathroom, and a beautifully finished dining room. From here there is access through into a very large open plan lounge/diner/kitchen in an L-shape configuration with twin sets of French doors leading out to the rear garden, and a modern, fully fitted kitchen.

From the hallway, stairs lead to the first floor with three bedrooms, including the principal bedroom with an en-suite shower room and a fourth bedroom/study and a family bathroom completing the internal accommodation.

To the rear is a large garden and one of the highlights of this home - the ability to entertain all your friends and family in the summer months, with a large patio area, bar area and lawn stretching down to a hard standing for vehicles at the bottom of the garden, accessed by a private lane.

Horsham is an ever-popular location for families looking to settle down. Enjoy an abundance of independent shops and major retailers in the thriving town centre alongside a huge variety of bars, restaurants and eateries. Horsham train station offers direct train links to Horsham in under an hour and top class amenities make this one of the most sought-after towns in the south east.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

KITCHEN 13'02" x 11'06" (4.01m x 3.51m)

LIVING ROOM 24'05" x 14'05" (7.44m x 4.39m)

DINING ROOM 13'02" x 11'06" (4.01m x 3.51m)

BEDROOM 15'07" x 11'06" (4.75m x 3.51m)

BEDROOM 15'04" x 11'06" (4.67m x 3.51m)

#### SHOWER ROOM

#### FIRST FLOOR

#### LANDING

BEDROOM 12'07" x 11'05" (3.84m x 3.48m)

#### EN-SUITE SHOWER ROOM

BEDROOM 12'01" x 9'04" (3.68m x 2.84m)

BEDROOM 14'03" x 8'04" (4.34m x 2.54m)

BEDROOM 8'09" x 8'06" (2.67m x 2.59m)

#### FAMILY BATHROOM

#### OUTSIDE

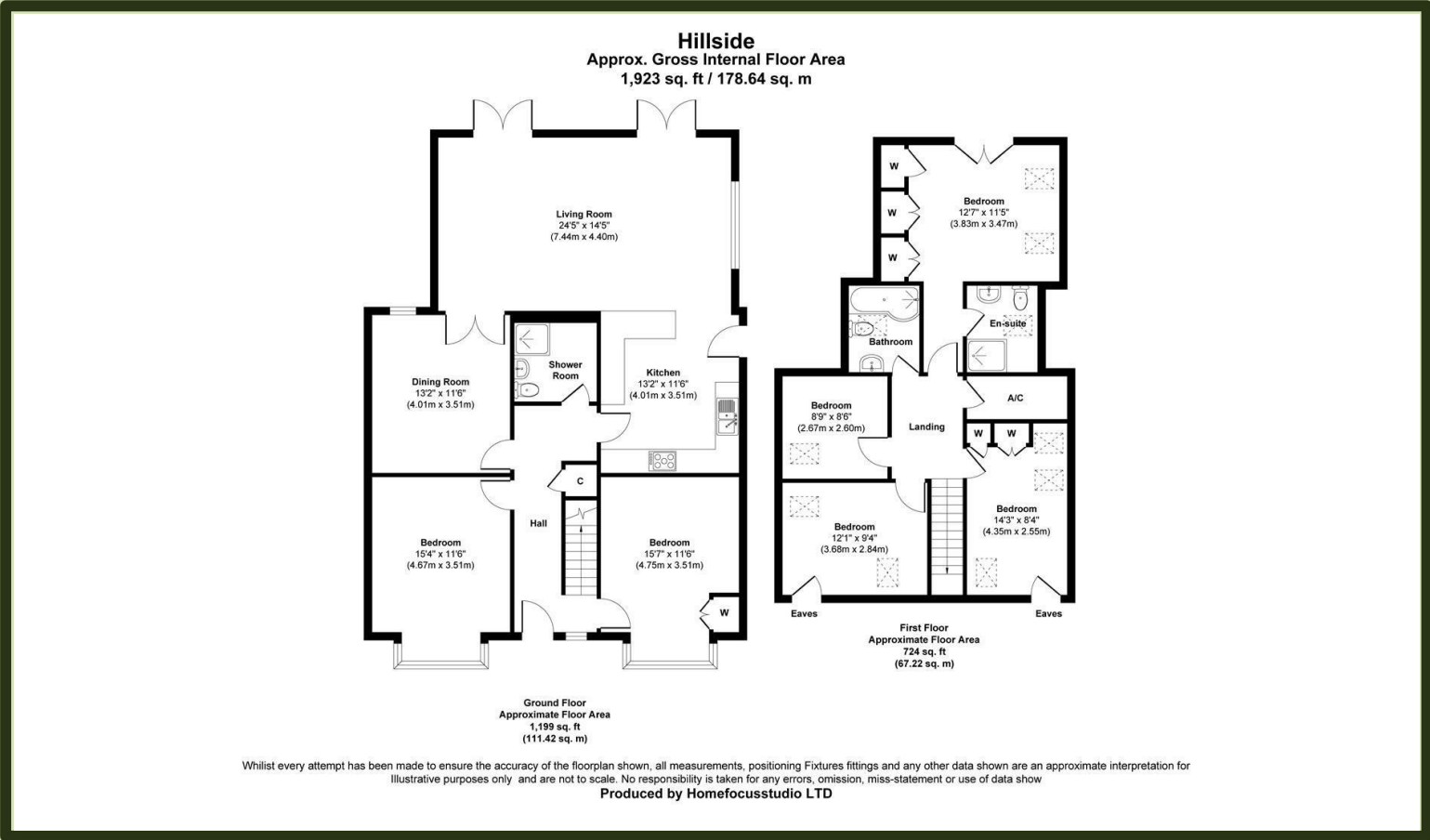
GOOD SIZE REAR GARDEN

HARDSTANDING FOR PARKING AT THE REAR



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**LOCATION:** The property is situated in this convenient and much sought after residential cul-de-sac, located in West Horsham less than half a mile from the town centre. 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. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). 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 turn left at the traffic lights onto Albion Way. Go straight across the roundabout and the first set of traffic lights. At the second set, turn right into The Bishopric. Proceed out of Town passing Collingwood Batchelor on your right and The Co-op on your left. Proceed up the hill and through the pedestrian lights. Hillside is then the third turning on the left, after The Crescent.

**COUNCIL TAX:** Band E.

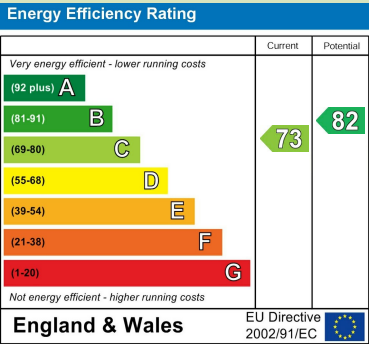
**EPC Rating:** C.

**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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The mention of any appliances and/or services, does not imply they are in full and efficient working order.