



Ropeland Way, Horsham, West Sussex, RH12 5NZ





Situated in a quiet residential cul-de-sac in a popular area of North Horsham, this extended and enhanced three bedroom semi detached house is beautifully presented and offers generous living and bedroom accommodation.

The area is popular due to it's proximity to good schools including Holbrook and All saints Primary Schools, and Bohunt Secondary, whilst being easy walking distance to Littlehaven train station, you can see why so many choose to settle down here. And we are just a short drive from the vibrant town centre, with excellent amenities, greenspaces, shops, bars and restaurants.

Accessed by a driveway with parking available for 2-3 cars, the front door leads into a spacious kitchen/family room. This space has been adapted from what was previously an integral garage, to create more living space - perfect for a modern family. The kitchen is fitted with a good range of base and wall units, integrated appliances and a large breakfast bar area for informal dining. An inner hallway space provides access to a guest cloakroom, and leading through to a large living room. This is the real heart of this home, a great size for entertaining and with sliding patio doors leading through to a large conservatory currently used to good effect as a dining area.

From the living room, turned stairs lead to the first floor. There are three bedrooms, two being spacious doubles, with the principal bedroom also featuring an en-suite shower room and mirrored wardrobes. A family bathroom, with attractive tiling, and vanity sink unit completes the internal accommodation.

The rear garden as a great space for outdoor entertaining in the summer months, mostly laid to lawn but with a good sized patio area.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE LOBBY

KITCHEN/FAMILY ROOM 18'07" x 15'0" (5.66m x 4.57m)

CLOAKROOM 5'08" x 2'11" (1.73m x 0.89m)

LIVING ROOM 18'09" x 14'05" (5.72m x 4.39m)

CONSERVATORY 11'02" x 12'10" (3.40m x 3.91m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'0" x 12'06" (3.05m x 3.81m)

EN-SUITE SHOWER ROOM 3'04" x 8'03" (1.02m x 2.51m)

BEDROOM TWO 10'01" x 11'0" (3.07m x 3.35m)

BEDROOM THREE 8'06" x 7'08" (2.59m x 2.34m)

FAMILY BATHROOM 5'10" x 8'03" (1.78m x 2.51m)

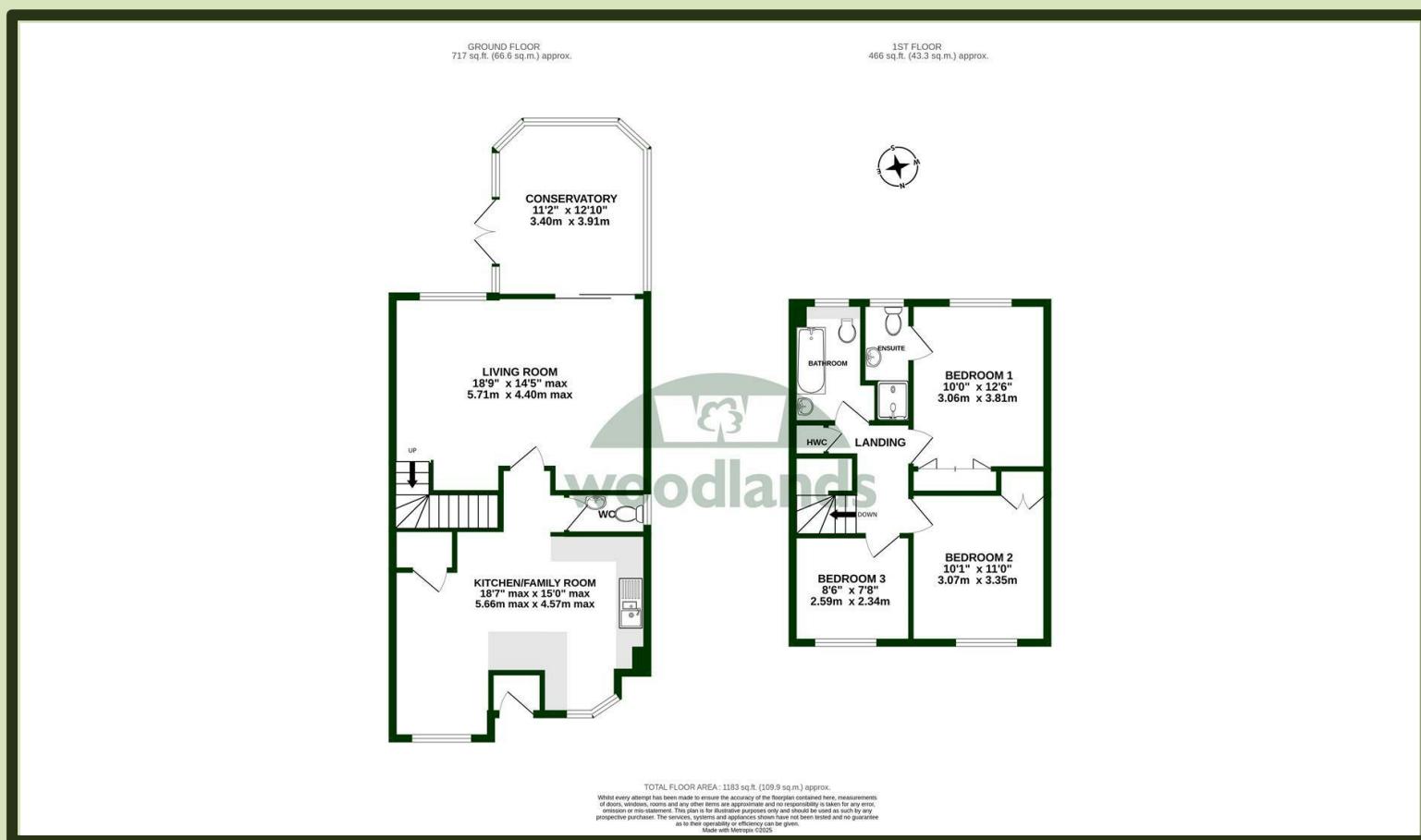
OUTSIDE

OFF ROAD PARKING TO THE FRONT

REAR GARDEN



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LOCATION: The property is situated in a popular development in north Horsham, within the school catchment for Millais, Forest & Bohunt Secondary schools and offers great road links for the A24 Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25. Littlehaven train station with mainline commuter links to London is within a 10 minute walk. Horsham town centre offers a comprehensive range of shopping facilities including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There is the additional Horsham mainline station which also offers regular services to London Victoria and London Bridge.

DIRECTIONS: From Horsham town centre take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit into Kings Road. Continue along this road and at the next roundabout take the second exit into Ruper Road. Proceed over Littlehaven Station halt and at the next roundabout take the first exit. Ropeland Way is then the first turning on the right.

COUNCIL TAX: Band E.

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.

