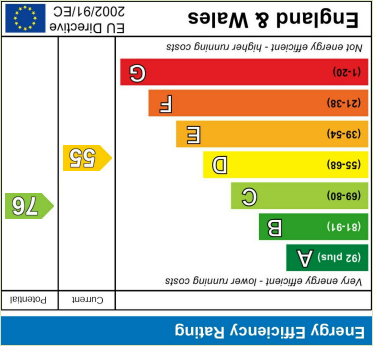
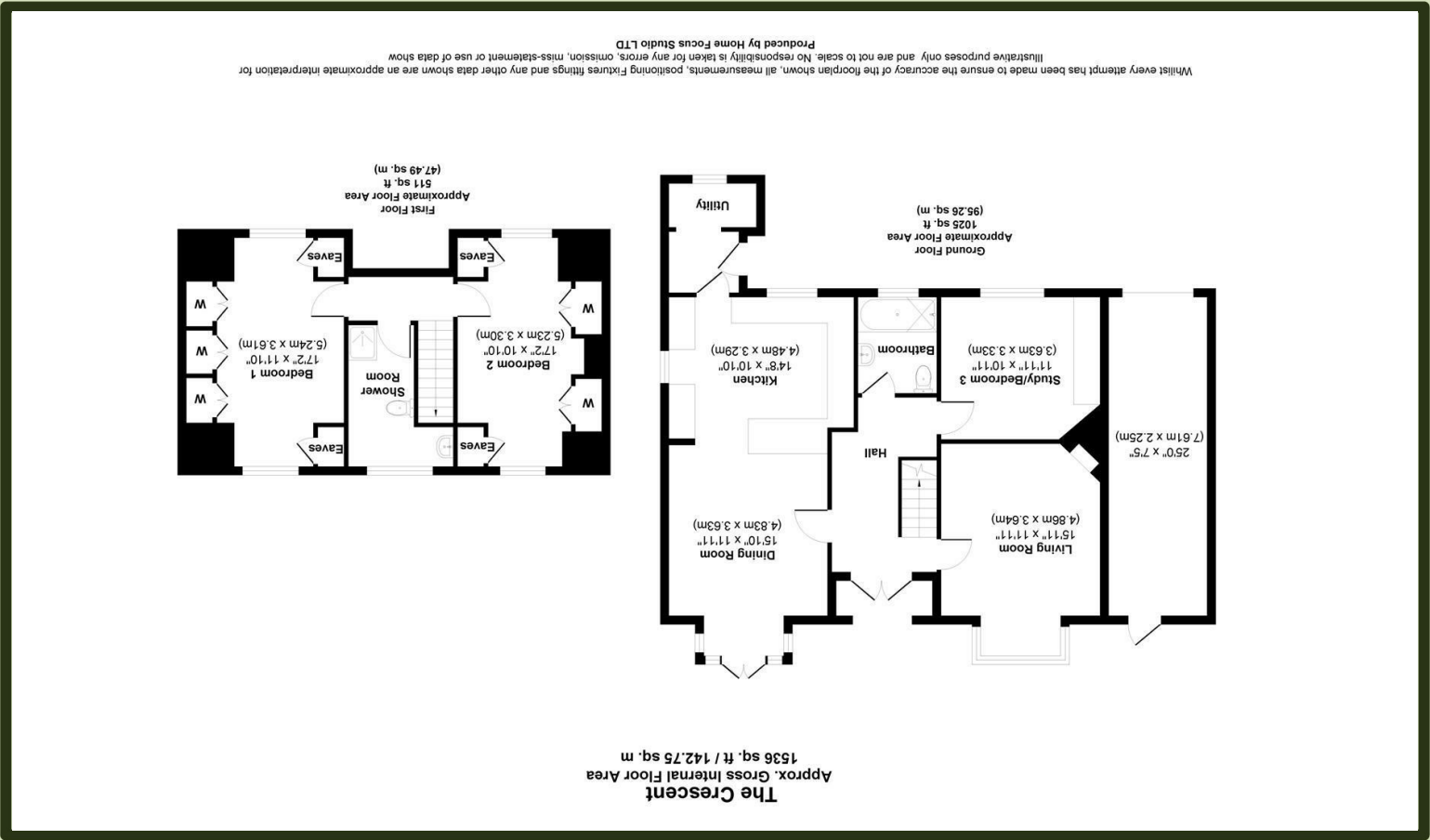




47 The Crescent, Horsham, West Sussex, RH12 1NA



woodlands

Tel: 01403 270270

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 centre of Horsham for you to stock up on local produce. East Street, or 'Cat 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 Pines 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. The Crescent is then the second turning on the left.

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.

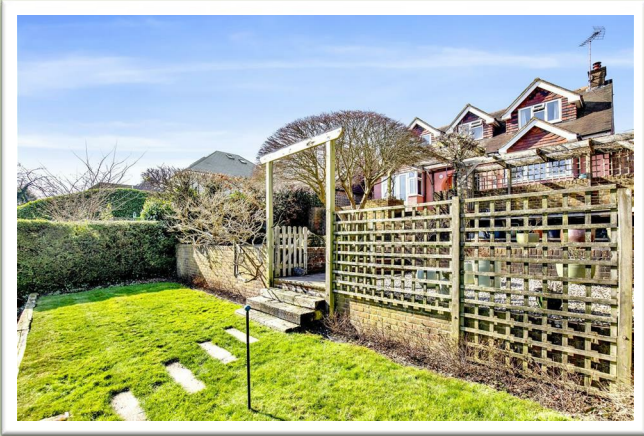
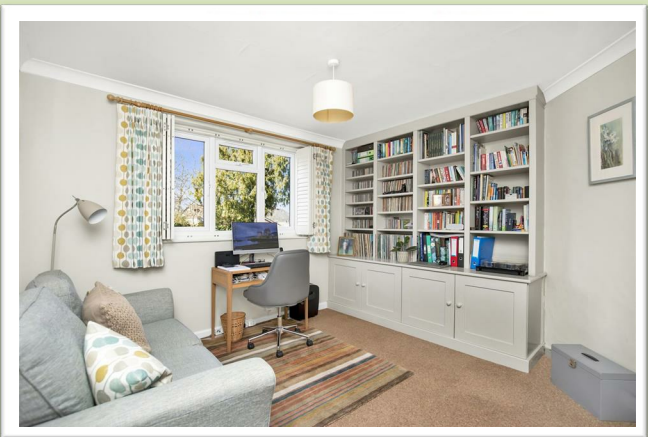
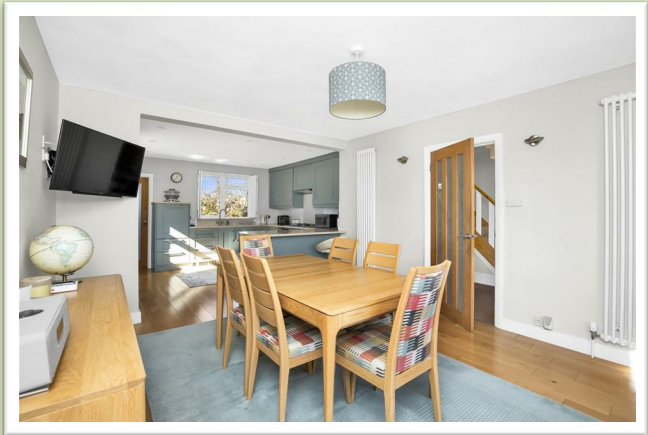
TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



Nestled in a quiet and highly sought-after residential road in Horsham, this beautifully presented three-bedroom detached home is perfect for families and professionals alike. Boasting a prime location, it is within walking distance of the highly regarded Tanbridge House secondary School and conveniently close to Horsham town centre, offering a wealth of shopping, dining, and transport links. This property effortlessly combines convenience, comfort, and style in a desirable Horsham location.

This home features three double bedrooms, with two spacious doubles upstairs alongside a modern family shower room, while a versatile third double bedroom on the ground floor is currently used as a study. The stylish kitchen and dining area are beautifully finished with high-quality Miele appliances and contemporary tones, making it the perfect space for cooking and entertaining. The elegant living room, overlooking the delightful rear garden, is enhanced by a charming bay window and a wood-burning stove, creating a cosy ambiance for the colder months. A beautifully presented ground floor family bathroom adds to the home's practicality.

A true highlight of this home is its impressive landscaped garden, set across multiple levels. With well-designed seating areas, lush lawn space, and elevated views, this outdoor haven is perfect for relaxing, entertaining, or enjoying family time in a tranquil setting. Additionally, a block-paved driveway provides ample off-road parking for up to three vehicles. To the side of the property, a garage up and over door opens up to a large timber framed store space that could be adapted if required for further vehicle storage.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise

FRONT DOOR TO:

ENTRANCE PORCH

UTILITY AREA

KITCHEN 14'08" x 10'10" (4.47m x 3.30m)

DINING ROOM 15'10" x 11'11" (4.83m x 3.63m)

INNER HALL

LIVING ROOM 15'11" x 11'11" (4.85m x 3.63m)

BEDROOM THREE/STUDY 11'11" x 10'11" (3.63m x 3.33m)

BATHROOM

FIRST FLOOR

BEDROOM ONE 17'02" x 11'10" (5.23m x 3.61m)

BEDROOM TWO 17'02" x 10'10" (5.23m x 3.30m)

SHOWER ROOM

OUTSIDE

BLOCK PAVED DRIVEWAY

SIDE STORAGE ACCESSED BY GARAGE DOOR 25'0" x 7'05" (7.62m x 2.26m)

REAR GARDEN



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