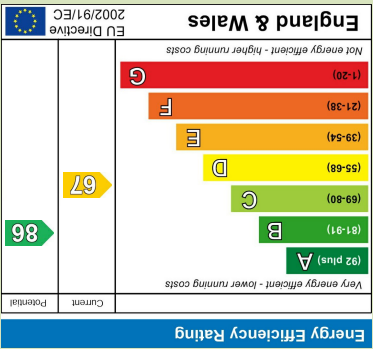
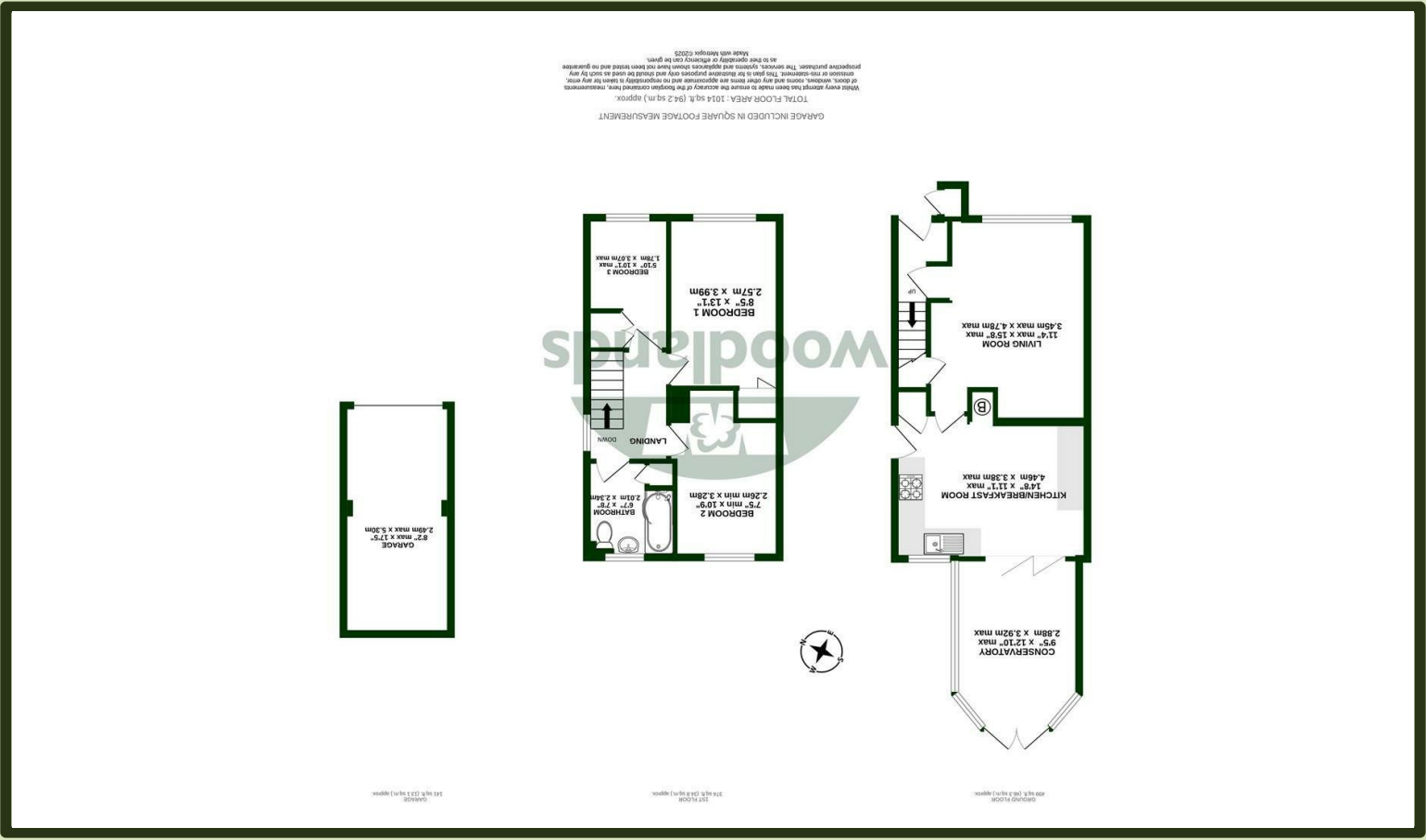




75 Wallis Way, Horsham, West Sussex, RH13 6ST



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DIRECTIONS: From Horsham town centre follow the road to Crawley over the railway bridge. At the roundabout take the third exit into Harwood Road. Continue along and take the third exit into Harwood Road. Take the first turning on the left into Manor Fields, follow the road round where Wallis Way can be found at the end.

COUNCIL TAX: Band D.

EPC Rating: D.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about 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.

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

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

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

MISREPRESENTATION ACT





Tucked away in a quiet cul-de-sac within a highly sought-after residential area, this spacious three-bedroom semi-detached home is perfect for families and commuters alike. Families will love the peaceful location, with well-regarded primary school just a short walk away, while commuters will appreciate the easy access to train stations, bus routes, and quick connections out of town.

Horsham is a thriving market town known for its excellent schools, beautiful parks and woodland such as the nearby Leechpool Woods, and a vibrant town centre, offering a fantastic mix of independent shops, cafés, and restaurants. The town also boasts superb transport links, with regular train services to London, Gatwick, and the South Coast.

The property itself is beautifully presented and offers generous living space throughout. The welcoming living room at the front of the home provides a comfortable setting for relaxation, while the centrepiece of this home is the stunning kitchen to the rear. Beautifully presented in modern tones, this is a generous space with room for dining and is fitted with an excellent range of base and wall units, integrated oven and hob as well as space for a American style fridge/freezer and freestanding white goods.

Leading off the kitchen, a bright and airy conservatory overlooks the private rear garden, creating a perfect spot to unwind. Upstairs, there are three well-proportioned bedrooms, including two doubles, as well as a stylish family bathroom.

Externally, the property benefits from a detached single garage and off-road parking, adding to the convenience of this wonderful home. With its fantastic location and impressive living space, this is a fantastic opportunity for buyers looking for a home in a prime location.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 11'04" x 15'08" (3.45m x 4.78m)

KITCHEN/BREAKFAST ROOM 14'08" x 11'01" (4.47m x 3.38m)

CONSERVATORY 9'05" x 12'10" (2.87m x 3.91m)

FIRST FLOOR

LANDING

BEDROOM ONE 8'05" x 13'01" (2.57m x 3.99m)

BEDROOM TWO 7'05" min x 10'09" (2.26m min x 3.28m)

BEDROOM THREE 5'10" x 10'01" (1.78m x 3.07m)

FAMILY BATHROOM 6'09" x 7'08" (2.06m x 2.34m)

OUTSIDE

FRONT GARDEN

EXTERNAL CUPBOARD

REAR GARDEN

DETACHED SINGLE GARAGE 8'02" max x 17'05" (2.49m max x 5.31m)

OFF ROAD PARKING SPACE TO FRONT OF GARAGE



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