



Howard Road, Horsham, West Sussex, RH13 6AB



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This stunning, substantial four-bedroom semi-detached house is located in a very popular area of Horsham, providing generous living and bedroom accommodation over two floors. Having previously been extended by the current owners to the rear creating a beautiful living space, the property now offers the new owners excellent scope to complete a substantial ground floor extension to the front in whatever format they wish.

The property is accessed via a driveway with space for 3 cars. To the front is a part-completed extension forming in part, the former integral garage as well as a new room and extended entrance hall space. This really is a blank canvas for the new owners to create extra living space suited for them. Be that an additional reception room, dedicated working space, utility//shower rooms- the options are there to put your own stamp on the décor.

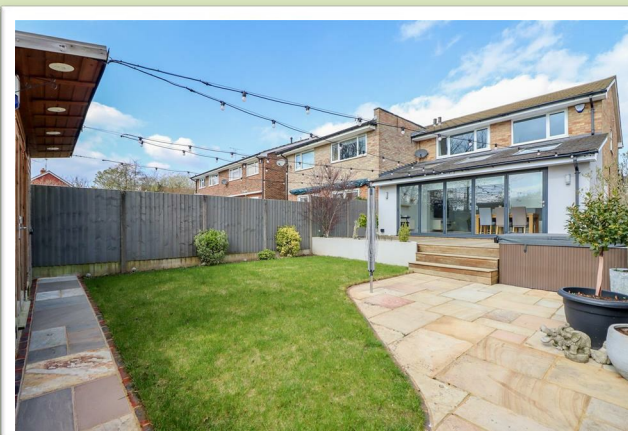
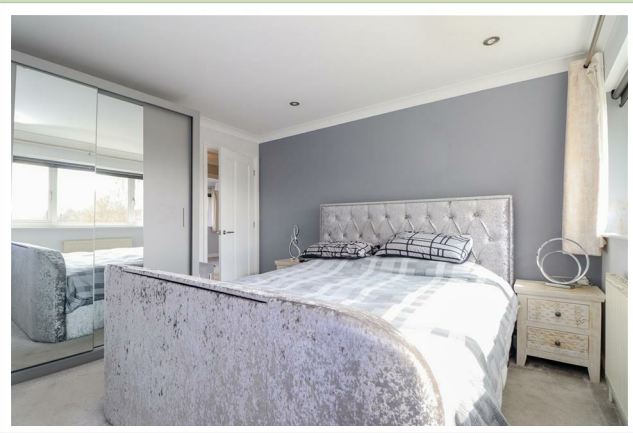
Moving through the ground floor, there is a guest cloakroom off the hall and a well-appointed kitchen, beautifully presented with range of wall and base units, with a door leading to the side of the house. The extended open plan living/dining room really does have the wow factor and provides wonderful accommodation for a family with space for living room sofas, dining room table and chairs and more. With a feature bio-ethanol double-aspect fireplace, and an expanse of bi-folding doors complimented by auto-sensor velux style windows.

A turned staircase leads to the first floor, where the property benefits from four generous sized bedrooms - all of which could comfortably accommodate double beds, and a range of fitted cupboards. A family bathroom with separate bath and shower completes the internal accommodation. To the rear is a good-sized south facing rear garden that benefits from a fantastic home studio and store- the perfect space for home working. Additional features include a raised decking area, hot tub, a lower seating area, artificial grass and brick-built BBQ pit. This would make a superb space for outdoor entertaining.

Howard Road is just a short walk away from a local parade of shops, including a chemist, post office and co-op local for everyday conveniences, but is also within easy walking distance of both Horsham main line station and Littlehaven station. There is also a good choice of primary school with North Holmes Junior school and Leechpool Primary within easy reach. The property is set within a peaceful cul-de-sac, allowing a good degree of seclusion and privacy.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE HALL**

**CLOAKROOM**

**KITCHEN 8'10" x 17'09" (2.69m x 5.41m)**

**LIVING ROOM 20'11" x 12'0" (6.38m x 3.66m)**

**DINING/FAMILY ROOM 20'10" x 9'05" (6.35m x 2.87m)**

**UTILITY/SHOWER ROOM (UNFINISHED) 8'10" x 7'07" (2.69m x 2.31m)**

**RECEPTION ROOM (UNFINISHED) 8'09" x 17'08" (2.67m x 5.38m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 10'05" x 12'01" (3.18m x 3.68m)**

**BEDROOM TWO 10'07" x 9'03" (3.23m x 2.82m)**

**BEDROOM THREE 8'10" x 9'03" (2.69m x 2.82m)**

**BEDROOM FOUR 10'02" x 9'09" (3.10m x 2.97m)**

**FAMILY BATHROOM 6'11" x 7'11" (2.11m x 2.41m)**

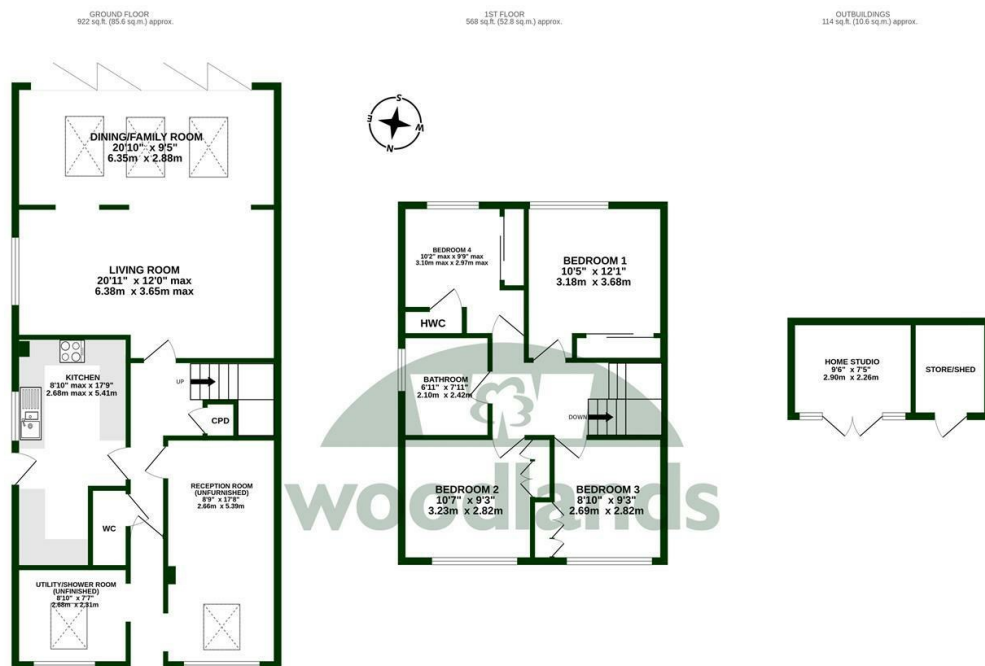
**OUTSIDE**

**OFF ROAD DRIVEWAY PARKING TO THE FRONT**

**REAR GARDEN**



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OUTBUILDINGS INCLUDED IN SQUARE FOOTAGE MEASUREMENT

TOTAL FLOOR AREA: 1603 sq ft (149.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCATION:** 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. 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. 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 go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the roundabout take the second exit into Kings Road and at the next roundabout take the third exit into Crawley Road. Go straight ahead at the mini roundabout and at the Millennium Hall, turn right into Fitzalan Road (by the shops). Howard Road can be found at the end.

**COUNCIL TAX:** Band E.

**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

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