



Bedford Road, Horsham, West Sussex, RH13 5BH





Nestled in a highly sought-after quiet residential street, yet just moments from Horsham's vibrant town centre and mainline station, this beautifully presented three/four-bedroom townhouse offers the perfect blend of space, convenience, and modern living. With its well-proportioned rooms arranged over three floors and the rarity of off-road parking in this central location, this home is an outstanding find.

Step through the front door into a welcoming entrance hall, leading to a stunning 23ft kitchen/dining room – a true heart of the home, ideal for family gatherings and entertaining. French doors open onto the south-facing rear garden, creating a wonderful indoor-outdoor flow. A separate utility area and a convenient cloakroom complete the ground floor.

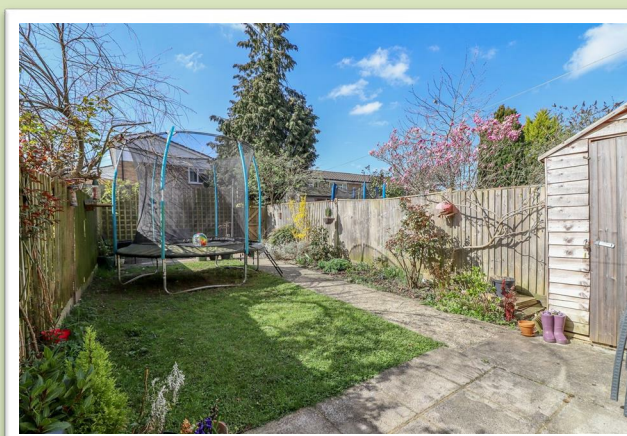
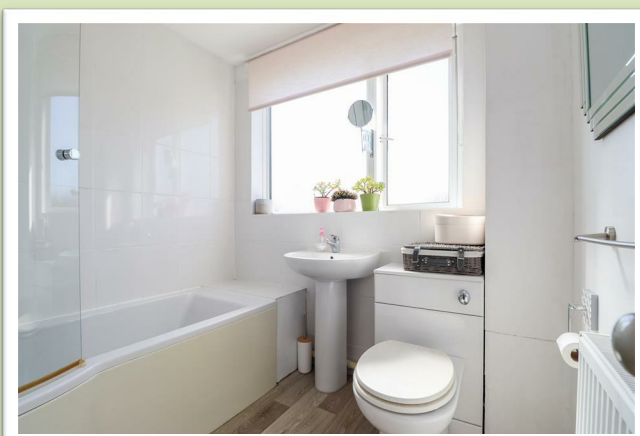
The first floor boasts a spacious 15ft x 12ft living room, filled with natural light, and double doors leading into a versatile study – perfect as a home office, an additional dining area, or even a fourth bedroom if needed. A well-appointed family bathroom is also on this level.

Upstairs, the top floor offers three comfortable bedrooms and a stylish shower room, making it ideal for families or those needing flexible living space.

Outside, the property benefits from the rare advantage of 2 off-road parking spaces - a highly desirable feature in this part of town. To the rear, the generous southerly facing garden provides a tranquil retreat, complete with a shed for storage.

This fantastic home is ready for its next owners to move straight in and enjoy all the benefits of central Horsham living - peaceful yet perfectly positioned.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'04" x 16'07" (1.93m x 5.05m)

KITCHEN/DINER 8'07" x 23'02" (2.62m x 7.06m)

UTILITY/CLOAKROOM 6'05" x 6'10" (1.96m x 2.08m)

FIRST FLOOR

LANDING

LIVING ROOM 15'06" x 15'08" (4.72m x 4.78m)

STUDY/BEDROOM FOUR 8'01" x 9'11" (2.46m x 3.02m)

BATHROOM 7'01" x 6'08" (2.16m x 2.03m)

SECOND FLOOR

BEDROOM ONE 9'03" x 13'07" (2.82m x 4.14m)

BEDROOM TWO 12'03" x 7'09" (3.73m x 2.36m)

BEDROOM THREE 6'09" x 10'06" (2.06m x 3.20m)

SHOWER ROOM 9'02" x 4'0" (2.79m x 1.22m)

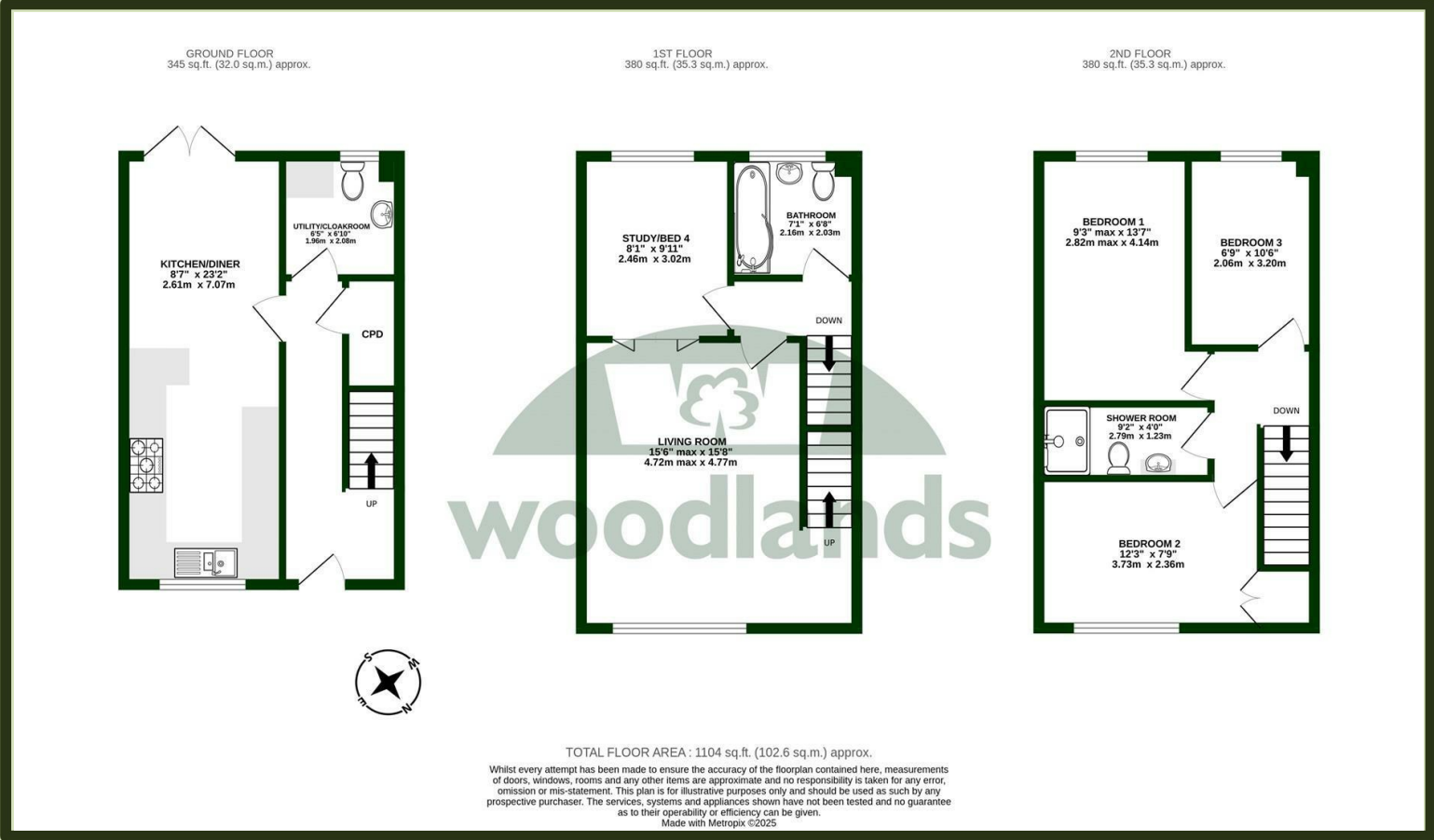
OUTSIDE

OFF ROAD PARKING TO THE FRONT FOR 2 VEHICLES

REAR GARDEN



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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 is also Piries Place which has 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 right at the traffic lights into Park Street. At the next set turn left into East Street and proceed under the Iron Bridge. Bedford Road is then the fourth turning on the left.

COUNCIL TAX: Band D.

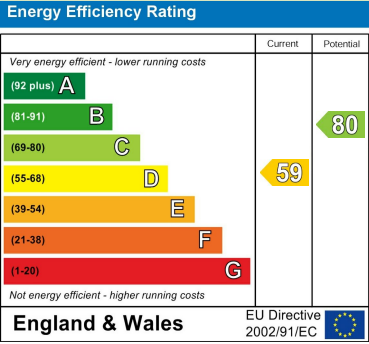
EPC Rating: D.

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.



MISREPRESENTATION ACT

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.