



Dickins Way, Horsham, West Sussex, RH13 6BQ





Nestled in a sought-after residential cul-de-sac, this well-presented three-bedroom link-detached house is brought to the market with no onward chain and offers the new owners excellent scope to modernise and put their own stamp on the décor. It is an ideal setting for family living—just around the corner from the highly regarded Heron Way Primary School, and within easy reach of both Forest and Millais Secondary Schools. Set back from the road with a tarmac driveway and attached single garage, there's ample parking and a neatly maintained front lawn adding to its curb appeal.

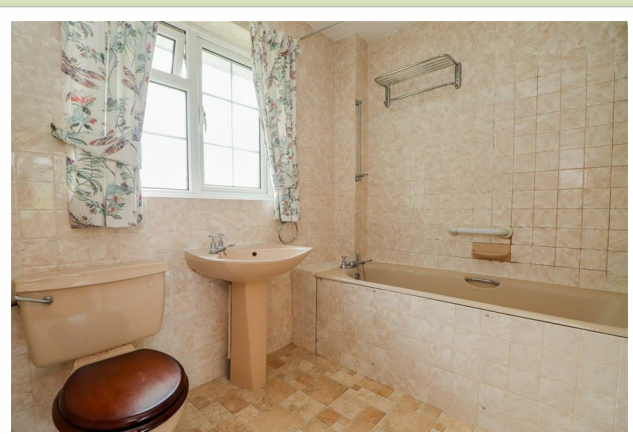
Step inside to a bright and welcoming entrance hall with a guest cloakroom, setting the tone for the light-filled accommodation beyond. The dual-aspect lounge/diner boasts generous living space, an attractive bay window, and a sociable open-plan layout ideal for family life and entertaining. The separate kitchen/breakfast room is well-equipped with a good range of base and wall units, offering practicality and potential for personalisation. Upstairs, you'll find three double bedrooms, the principal bedroom being a generous double with fitted wardrobes. A large airing cupboard and a family bathroom completes the internal accommodation.

Outside, the south-westerly facing garden is a real highlight—mostly laid to lawn with a patio area, it enjoys plenty of sunshine and offers an inviting space for outdoor dining, play, or relaxing afternoons.



This fantastic home is offered to the market with no onward chain, making it a swift and hassle-free move. Situated in popular Horsham, a historic market town prized for its excellent local amenities, green spaces, and vibrant town centre, the property also benefits from superb transport links—including easy access to the A24 and mainline Horsham station, offering direct services to London and the South Coast. Whether you're upsizing or settling into your first family home, this is a must-see property in an enviable location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL 10'6 x 8'11 (3.20m x 2.72m)**

**GUEST CLOAKROOM 7'10 x 2'8 (2.39m x 0.81m)**

**LOUNGE/DINER 18'4 x 13'0 (5.59m x 3.96m)**

**KITCHEN/BREAKFAST ROOM 11'3 x 9'0 (3.43m x 2.74m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 13'10 x 9'6 (4.22m x 2.90m)**

**BEDROOM TWO 11'0 x 8'7 (3.35m x 2.62m)**

**BEDROOM THREE 10'7 x 9'6 (3.23m x 2.90m)**

**BATHROOM 8'0 x 6'2 (2.44m x 1.88m)**

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY**

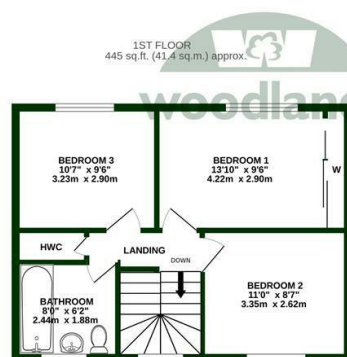
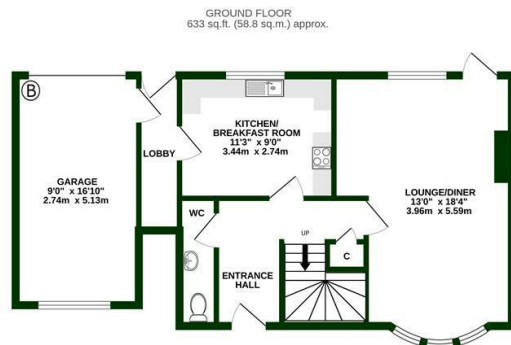
**ATTACHED GARAGE 16'10 x 9'0 (5.13m x 2.74m)**

**SOUTH WESTERLY REAR GARDEN**

**NO ONWARD CHAIN**



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TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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:** The property is located in a popular position on the east side of Horsham, offering great access into the town centre. The Historic Market Town of Horsham provides a comprehensive range of shops 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. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). The local schools of Millais and Forest secondary schools fall within the catchment area.

**DIRECTIONS:** From Horsham town centre turn right at the traffic lights into Park Way. At the next set of traffic lights turn left into East Street. Proceed under the iron bridge and out of town on the Brighton Road (A281). At Tesco Express turn left into St Leonards Road. Proceed along this road and take the second turning on the right into Dickins Way.

**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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