



Beech Road, Horsham, West Sussex, RH12 4NW



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Beautifully extended and thoughtfully enhanced by its current owners, this impressive, detached family home offers generous, flexible living space and is nestled in a private position within a small cul-de-sac, on a corner plot within Horsham's desirable North East side. It's the perfect setting for family life, with sought-after schools, local shops, scenic countryside walks, and excellent transport links to Gatwick and London all close at hand.

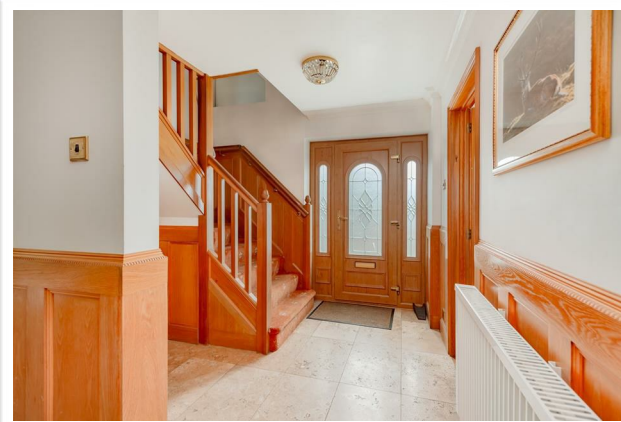
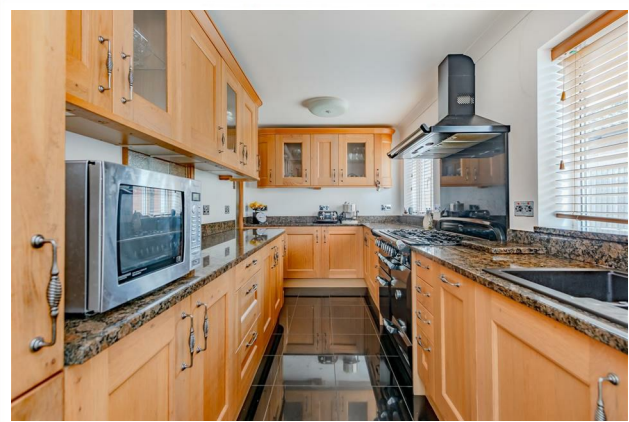
Step inside and you'll immediately appreciate the attention to detail offered with this home - from the welcoming entrance hall with its limestone tiled flooring and stunning bespoke American Oak panelling, to the elegant living room featuring panelled ceilings, a gas fireplace, and a cosy ambience perfect for relaxing evenings.

The heart of the home is a high-spec kitchen with fitted Oak units and integrated appliances, seamlessly flowing into an expansive family/dining room enjoying a triple-aspect and bathed in sunshine, that opens directly onto the garden, creating an exceptional space for entertaining and everyday living. Also on the ground floor is a beautifully appointed family bathroom with a Victorian-style suite.

Upstairs, the principal bedroom is notably spacious and offers scope for an en-suite addition (subject to the usual permissions being sought), while the second double bedroom benefits from "Jack & Jill" access to a smart family shower room. A third double bedroom and a fourth single, currently used as a study, complete the layout.

Outside, the home offers off-road parking to the front and gated access to further hardstanding and a large, detached garage with electric door. The generous rear garden enjoys a good level of privacy, providing a tranquil haven for outdoor living.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 19'02" x 11'07" (5.84m x 3.53m)

DINING ROOM 11'01" x 10'0" (3.38m x 3.05m)

KITCHEN 15'09" x 7'06" (4.80m x 2.29m)

REAR RECEPTION ROOM 17'03" x 12'02" (5.26m x 3.71m)

SHOWER ROOM 7'08" x 7'06" (2.34m x 2.29m)

FIRST FLOOR

LANDING

BEDROOM ONE 19'04" x 11'07" (5.89m x 3.53m)

BEDROOM TWO 14'07" x 8'11" (4.45m x 2.72m)

BEDROOM THREE 11'01" x 9'08" (3.38m x 2.95m)

BEDROOM FOUR 11'10" x 6'0" (3.61m x 1.83m)

SHOWER ROOM 7'10" x 5'04" (2.39m x 1.63m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT

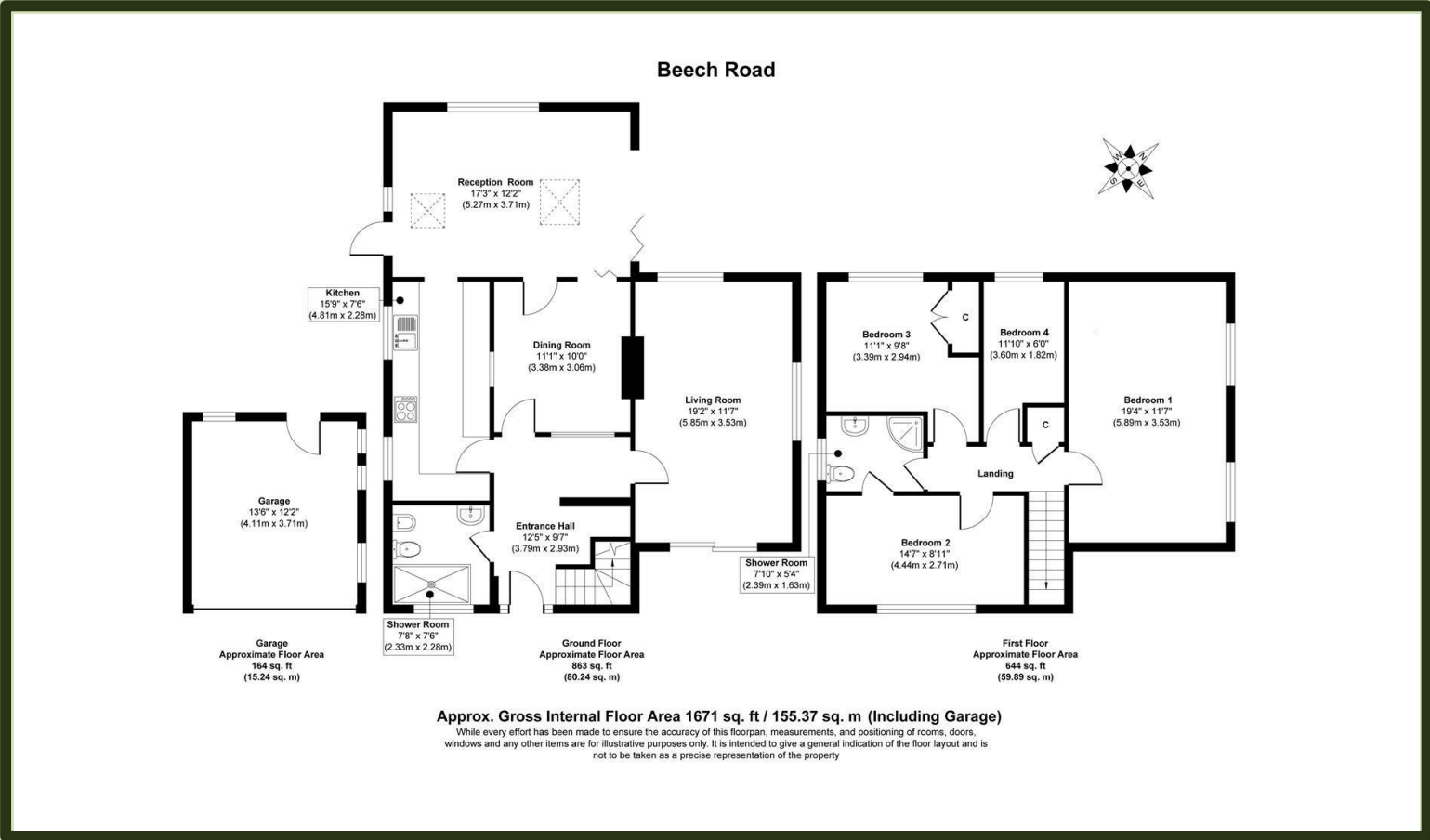
GATED ACCESS TO FURTHER HARDSTANDING

REAR GARDEN

GARAGE 13'06" x 12'02" (4.11m x 3.71m)



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LOCATION: The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is approximately 1 mile away. The property also benefits from being close to the popular Leechpool Primary school with the adjacent pre-school and is approximately 1.5 miles from both Forest and Millais secondary schools. The property is also conveniently position within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. There is also Piries Place with an Everyman Cinema and further restaurants. Road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

DIRECTIONS: From Horsham town centre follow the road to Crawley over the roundabout and railway bridge. At the next roundabout take the third exit into Harwood Road. Continue along and take the third exit at the next roundabout. At the traffic lights turn right into Forest Road and at the next roundabout turn left into Beech Road. Continue past the turnings on the left for Holly Close and Church Road. Take the next left into a cul-de-sac area where the property can be found.

COUNCIL TAX: Band F.

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.

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