



Depot Road, Horsham, West Sussex, RH13 5HN



Proudly positioned in one of Horsham's most established and sought-after residential roads, this impressive family home occupies an enviable corner plot, offering superb potential to extend and enhance further (subject to the usual planning permissions). Owned and lovingly maintained by the same family for decades, the property combines space, light, and flexibility - perfectly suited for modern family life.

The standout exterior features a wide frontage with a generous tarmac driveway, comfortably accommodating several vehicles, and leads to a substantial attached double garage. The rear garden is a true highlight - larger than average for the area, with a wonderful sense of seclusion thanks to a handsome brick wall running along the Western boundary. A spacious patio, lush lawn, and mature shrub borders create an idyllic outdoor setting, complemented by a timber-built shed on a concrete base, complete with mains power and lighting.

Inside, the welcoming entrance hall, bathed in natural light from large windows and turned stairs, sets the tone for the rest of the home. The bright dual-aspect lounge is an inviting space to relax, while the separate dining room offers serene garden views through sliding patio doors - ideal for entertaining. A thoughtfully converted former garage now serves as a practical dual-aspect study and includes a handy ground floor shower room, offering flexibility for home working or multi-generational living.

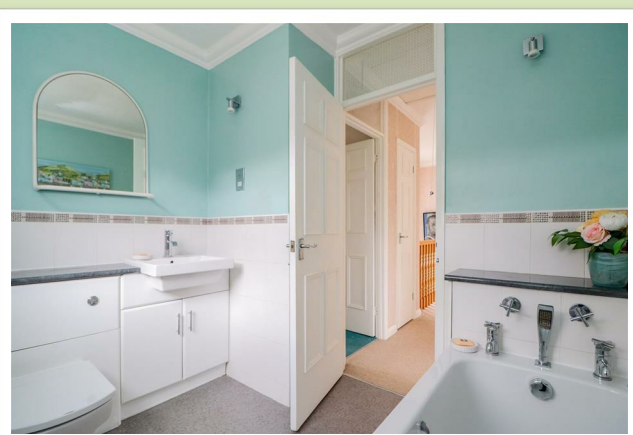
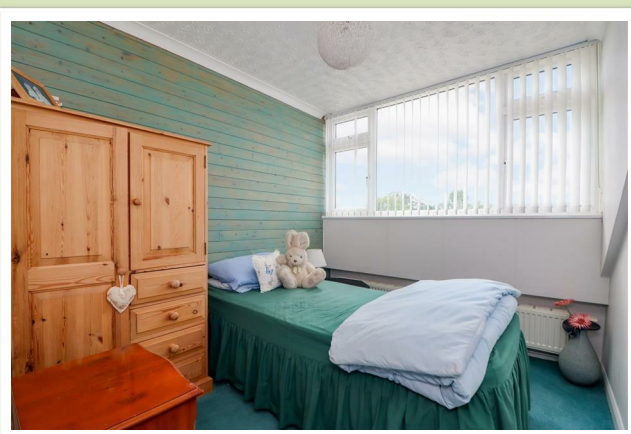
To the rear, the well-proportioned kitchen is both functional and inviting, fitted with a range of base and wall units, a built-in oven and hob, and an integrated under-counter fridge.

Upstairs, four generous bedrooms await - three of which are doubles. The principal bedroom stands out with its dual-aspect windows and excellent fitted storage with a further bedroom also benefitting from built-in wardrobes, while the family bathroom features half-tiled walls, a bath with shower attachment, and a vanity unit.

This home offers more than just space and potential - it boasts an unbeatable location for families. Just a short stroll from the highly regarded Millais School and within easy reach of The Forest School, it's perfectly positioned for access to some of Horsham's best education. Horsham train station is nearby, providing direct links to London, while the vibrant town centre offers a wealth of independent shops, high street favourites, green spaces, and everyday amenities.

With generous proportions, huge scope to add value, and a truly desirable setting, this is a property that must be seen to be fully appreciated.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

FRONT DOOR TO:

ENTRANCE HALL 12'02" x 6'11" (3.71m x 2.11m)

LIVING ROOM 11'05" x 16'10" (3.48m x 5.13m)

DINING ROOM 10'02" x 9'05" (3.10m x 2.87m)

KITCHEN 9'10" x 10'09" (3.00m x 3.28m)

INNER HALLWAY 3'0" x 5'07" (0.91m x 1.70m)

SHOWER ROOM 4'06" x 5'06" (1.37m x 1.68m)

STUDY/FAMILY ROOM 7'10" x 11'01" (2.39m x 3.38m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'07" x 16'10" (3.23m x 5.13m)

BEDROOM TWO 9'11" x 10'01" (3.02m x 3.07m)

BEDROOM THREE 10'0" x 9'06" (3.05m x 2.90m)

BEDROOM FOUR 7'09" x 12'04" (2.36m x 3.76m)

FAMILY BATHROOM 6'05" x 8'0" (1.96m x 2.44m)

OUTSIDE

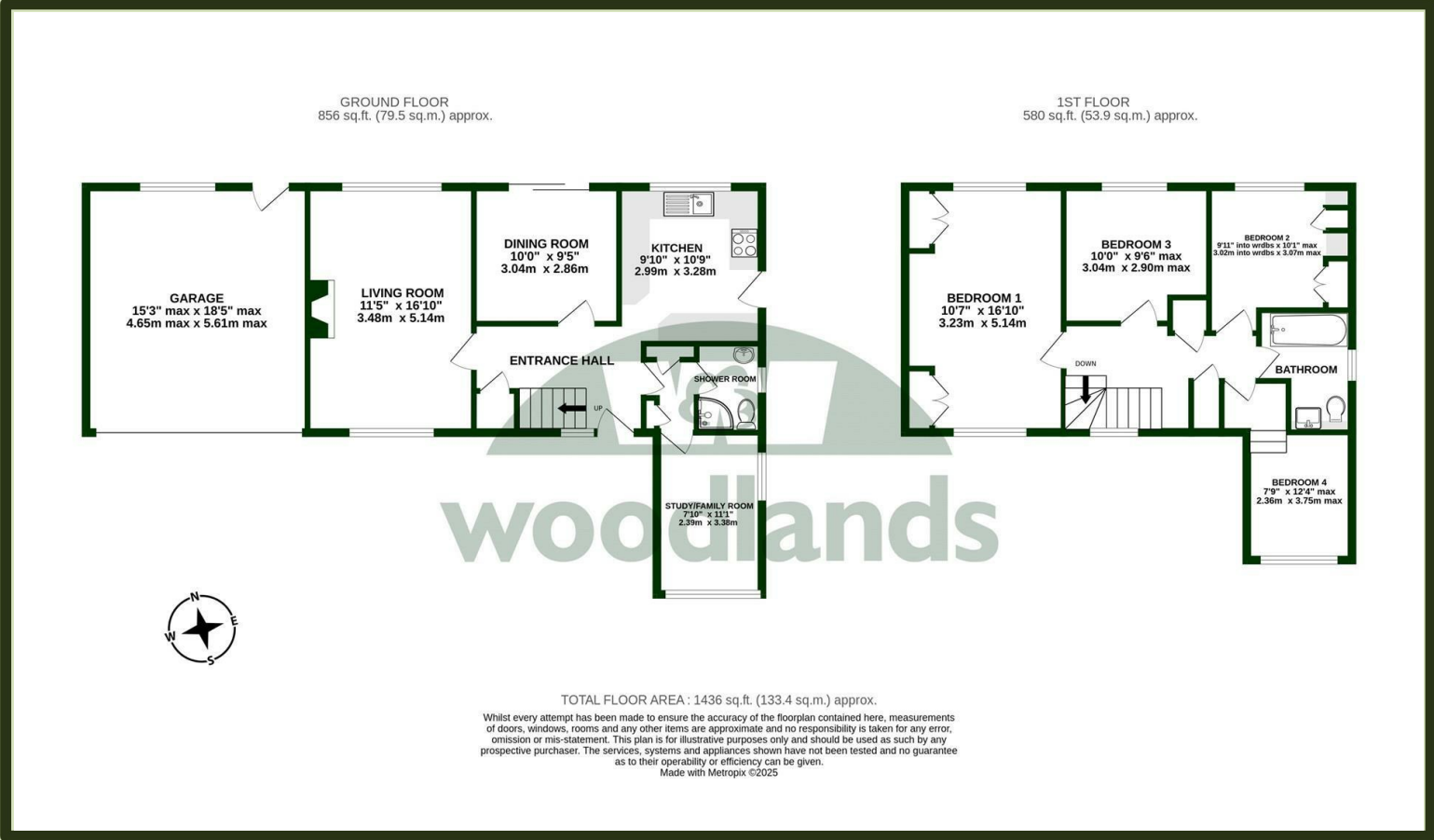
LARGE DRIVEWAY PROVIDING AMPLE PARKING

DOUBLE ATTACHED GARAGE 15'03" x 18'05" (4.65m x 5.61m)

REAR GARDEN



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LOCATION: Situated in a popular area this attractive family home is in an ultra-convenient location within a short walk of Horsham's thriving town centre with is varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais Girls and Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

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 next roundabout take the third exit into Harwood Road, then first right into Stirling Way. Proceed to the end and at the T junction turn left into Depot Road.

COUNCIL TAX: Band F.

EPC Rating: D.

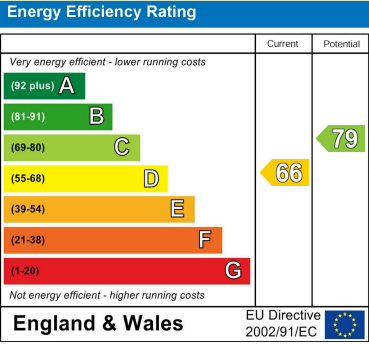
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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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