



Brambling Road, Horsham, West Sussex, RH13 6AX







Tucked away in one of Horsham's most sought-after addresses, this exceptional family home on Brambling Road is perfectly positioned for families, with the highly regarded Heron Way Primary School and both Millais and Forest secondary schools just a short walk away. It's a location that truly offers the best of both worlds – close enough to enjoy the town centre and mainline station (ideal for commuters), yet on the edge of town so that the beautiful Sussex countryside is just moments away.

Sympathetically extended and improved over the years, this home offers comfortable, versatile living over two floors, with planning permission already granted (DC/25/0423) for further extension – giving new owners the exciting opportunity to add their own stamp.

The driveway provides space for 2–3 cars in front of the attached single garage, with a neat front lawn that could be adapted for additional parking if needed. Step inside and you're welcomed by a bright entrance hall with a guest cloakroom. The living spaces are light-filled and inviting, with a generous dual-aspect lounge and feature bay window. To the rear, a spacious conservatory is currently used as a dining room but could easily adapt to a home office, playroom, or additional sitting area. The extended kitchen is a real showstopper – with a central island for informal meals, stylish quartz worktops, integrated appliances, and space for a range cooker and American-style fridge freezer, it's every cook's dream.

Upstairs, all the bedrooms are impressively sized, each easily accommodating a double bed and benefitting from fitted wardrobes. The modern family bathroom is finished to a high standard, complete with a vanity unit, tiled walls and floors, and a heated towel rail.

The rear garden is a real highlight – generous in size with a large lawn, two patio areas, and a raised seating area at the far end, perfect for al fresco dining and making the most of the summer sun.

This is more than just a house – it's a home designed for family life, with space to grow, a fantastic location, and future potential.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**RECESSED PORCH**

**ENTRANCE HALL**

**CLOAKROOM 4'01" x 2'05" (1.24m x 0.74m)**

**LIVING ROOM 11'07" x 24'04" (3.53m x 7.42m)**

**GARDEN ROOM 13'06" x 12'10" (4.11m x 3.91m)**

**KITCHEN/BREAKFAST ROOM 10'0" x 17'06" (3.05m x 5.33m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 11'01" x 11'01" (3.38m x 3.38m)**

**BEDROOM TWO 11'05" x 10'06" (3.48m x 3.20m)**

**BEDROOM THREE 8'08" x 12'01" (2.64m x 3.68m)**

**BEDROOM FOUR 9'11" x 11'06" (3.02m x 3.51m)**

**FAMILY BATHROOM 5'05" x 7'10" (1.65m x 2.39m)**

**OUTSIDE**

**FRONT GARDEN**

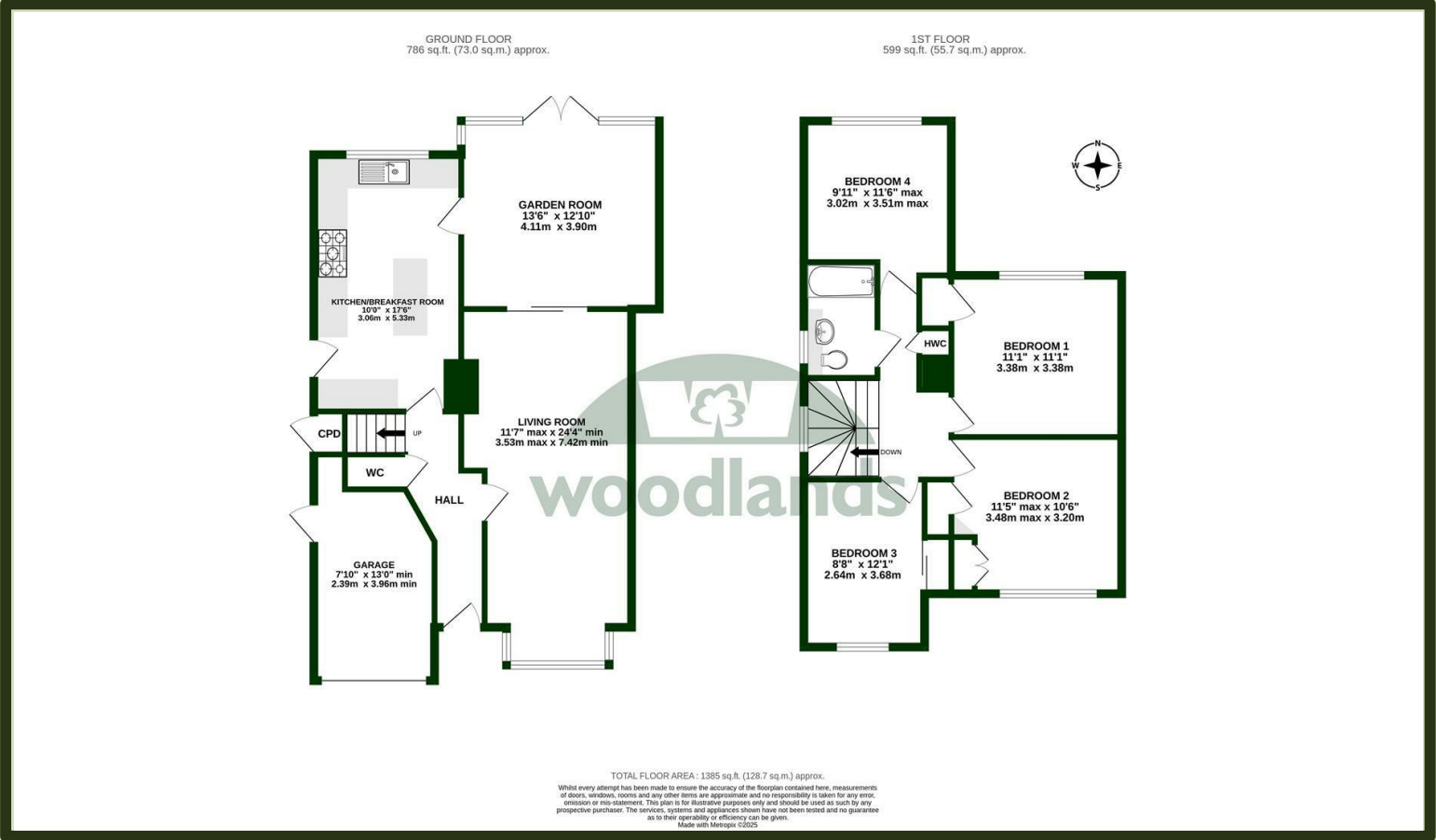
**DRIVEWAY PARKING FOR 2-3 CARS**

**GARAGE 7'10" x 13'0" (2.39m x 3.96m)**

**REAR GARDEN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**LOCATION:** Set in one of Horsham's most sought after locations, to the East of the town centre and just over 1 mile from Horsham mainline station. The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. You have East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike including Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station offers ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

**DIRECTIONS:** From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281). Turn left at the Tesco Express into St Leonards Road. Continue along this road passing the junctions for Comptons Lane on your left and Hammerpond Road on your right. Then take the next right into Brambling Road.

**COUNCIL TAX:** Band E.

**EPC Rating:** C.

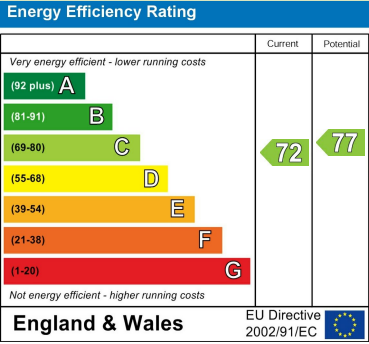
**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**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.**

**woodlands**  
Tel: 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.