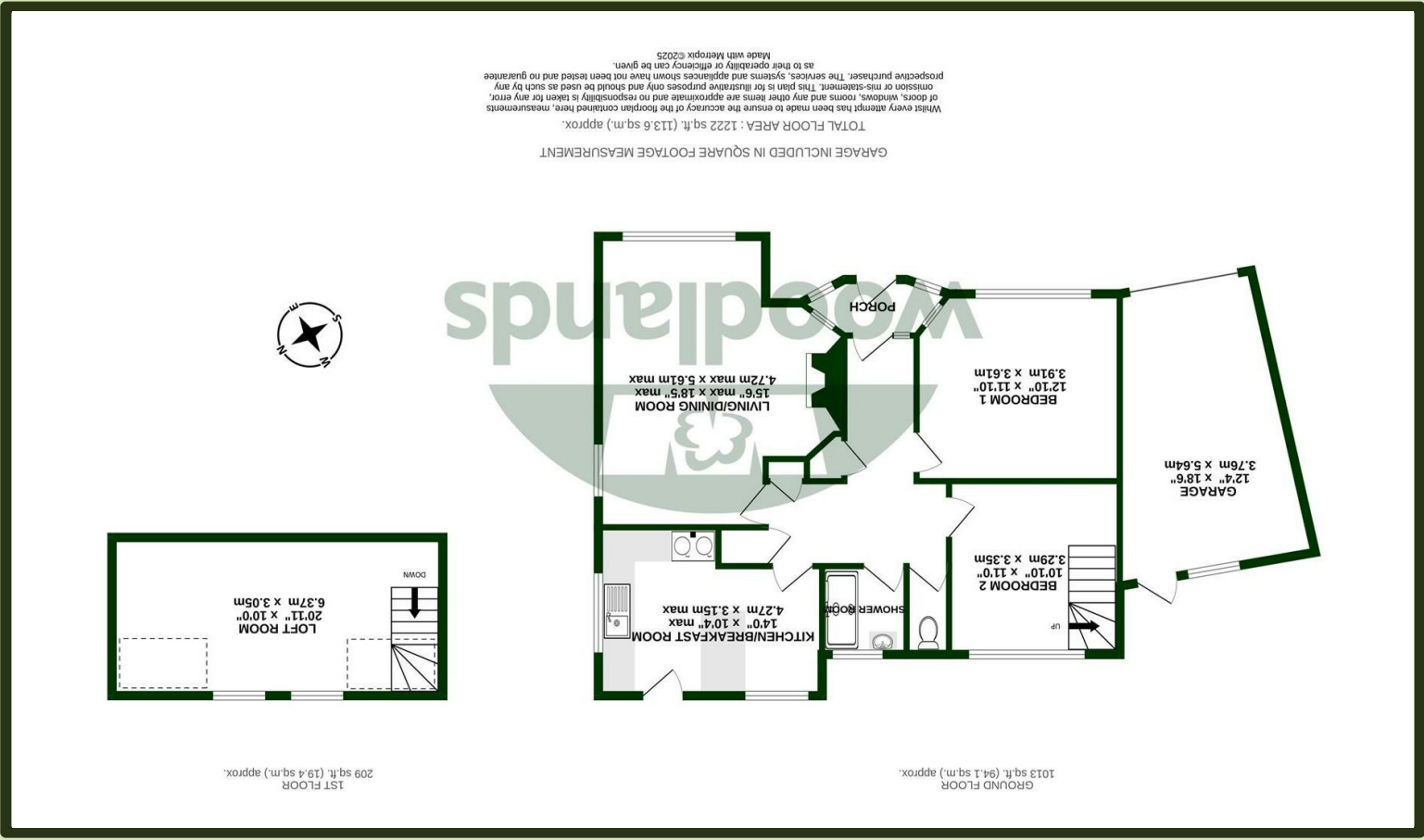




22 Fay Road, Horsham, West Sussex, RH12 2LG



22 Fay Road, Horsham, West Sussex, RH12 2LG



LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is the redeveloped Pines Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Schools, Farlington Girls School, Pennthorpe and Cottesmore.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road and then first left into Ashleigh Road. Fay Road is then on the right hand side.

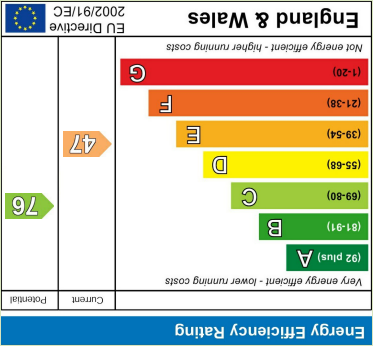
COUNCIL TAX: Band E.

EPC Rating: E.

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

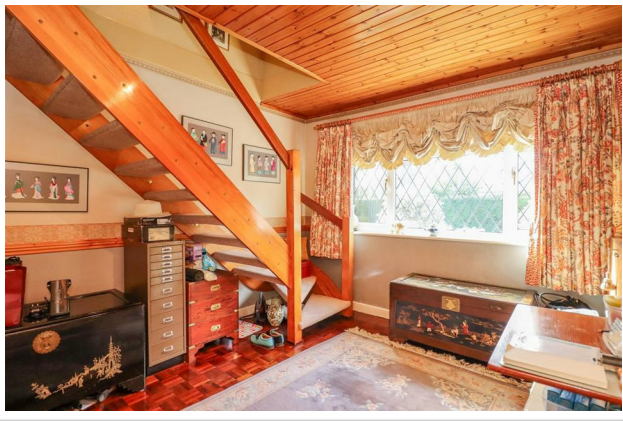
These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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.



Tel: 01403 270270



Set within one of Horsham's most sought-after cul-de-sacs, this attractive two-bedroom detached bungalow offers a rare opportunity to acquire a home in a peaceful enclave of similarly styled properties, where homes seldom come to market and are often swiftly snapped up.

Nestled in a quiet, leafy corner within easy walking distance from Horsham Park, the mainline train station, and the bustling town centre beyond, this cherished home has been in the same family for decades and is now available for the first time - a true gem for discerning buyers seeking both location and potential.

Lovingly maintained over the years and thoughtfully adapted, the bungalow now offers an exciting opportunity for the next owner to modernise and update to their own tastes and vision.

The property is approached via a private driveway with parking for two vehicles, and the generous frontage could be reconfigured to allow for additional parking if desired. An attached single garage with electric door adds further practicality.

Stepping through the enclosed porch, a spacious entrance hall greets you, offering excellent built-in storage and access to all principal rooms. The bright and airy living/dining room enjoys a delightful dual aspect and centres around a charming multi-fuel stove - perfect for cosy evenings with family or guests. The kitchen/breakfast room, complete with gas-fired Aga and plenty of cupboard space, boasts a lovely outlook over the spectacular rear garden.

Also on the ground floor is a generous double bedroom, a modern shower room with vanity sink unit, a separate WC, and a versatile study that leads via stairs to the converted loft room - currently used as a spacious second bedroom.

Outside, the garden is truly a highlight and will captivate green-fingered buyers. Beautifully mature and west/south-west facing, it's a private oasis featuring manicured lawns, shaped box hedging, flowering borders, and well-established trees. A patio area with electric sun awning provides a shaded spot to enjoy sunny afternoons and outdoor entertaining.

Rarely do homes of this character, in such a prestigious and tranquil location, become available - making this a must-see property for those looking to put their personal stamp on a home with heart and history.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 9'04" x 3'01" (2.84m x 0.94m)

LIVING/DINING ROOM 15'06" x 18'05" (4.72m x 5.61m)

KITCHEN/BREAKFAST ROOM 14'0" x 10'04" (4.27m x 3.15m)

BEDROOM ONE 12'10" x 11'10" (3.91m x 3.61m)

BEDROOM TWO 10'10" x 11'0" (3.30m x 3.35m)

SHOWER ROOM 5'04" x 5'05" (1.63m x 1.65m)

SEPARATE W.C 2'08" x 5'07" (0.81m x 1.70m)

LOFT ROOM 20'11" x 10'0" (6.38m x 3.05m)

OUTSIDE

DRIVEWAY PARKING

GARAGE 12'04" x 18'06" (3.76m x 5.64m)

REAR GARDEN



www.woodlands-estates.co.uk