



Cavendish Close, Horsham, West Sussex, RH12 5HX



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Positioned in one of North Horsham's most sought-after roads, this detached three-bedroom bungalow in Cavendish Close presents a rare opportunity for buyers seeking both immediate comfort and exciting future potential. Tucked away in a quiet residential cul-de-sac of similar properties, the home enjoys a peaceful and attractive setting whilst remaining within easy reach of Horsham town centre. Here, residents can take advantage of a superb range of independent boutiques, high street retailers, cafés, restaurants, and the town's much-loved parks and green spaces.

Set on a particularly generous plot, the property is approached via a gated driveway providing ample off-road parking, leading to an attached garage with electric door. The sense of space and privacy continues inside, where the well-planned accommodation includes three bedrooms - two doubles, with the principal benefitting from its own en-suite shower, plus a versatile third bedroom that could equally serve as a study or hobby room. The living areas flow comfortably, with a bright lounge, separate dining room, and a conservatory accessed through bi-fold doors, offering delightful views across the established garden. The kitchen is separated from the main living areas and provides a good range of fitted base and wall units, with fitted double oven and gas hob with space for more freestanding white goods.

The gardens are a particular highlight: mature, beautifully stocked with fruit trees and borders, and enjoying a westerly aspect that makes it perfect for summer entertaining. A covered patio provides a sheltered space for dining, while the expansive lawn leads to several outbuildings, including sheds and workshops, offering practical storage and flexibility.

While already a spacious and well-balanced home, the plot size offers exceptional scope for extension or reconfiguration (subject to planning permission), allowing new owners to put their own stamp on the property. Brought to the market with no onward chain, this bungalow combines immediate charm with long-term potential in a prime Horsham location - making it a truly special find.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH 7'01" x 5'08" (2.16m x 1.73m)**

**HALLWAY**

**LIVING ROOM 16'10" x 11'06" (5.13m x 3.51m)**

**DINING ROOM 11'05" x 9'09" (3.48m x 2.97m)**

**CONSERVATORY 10'07" x 7'07" (3.23m x 2.31m)**

**KITCHEN 12'08" x 8'06" (3.86m x 2.59m)**

**BEDROOM ONE 14'02" x 10'02" (4.32m x 3.10m)**

**EN-SUITE 9'03" x 3'01" (2.82m x 0.94m)**

**BEDROOM TWO 10'01" x 8'08" (3.07m x 2.64m)**

**BEDROOM THREE 10'01" x 7'10" (3.07m x 2.39m)**

**BATHROOM 9'02" x 5'09" (2.79m x 1.75m)**

**OUTSIDE**

**OFF ROAD DRIVEWAY PARKING**

**GARAGE 18'08" x 8'01" (5.69m x 2.46m)**

**GENEROUS REAR GARDEN**

**WORKSHOP 9'11" x 8'02" (3.02m x 2.49m)**

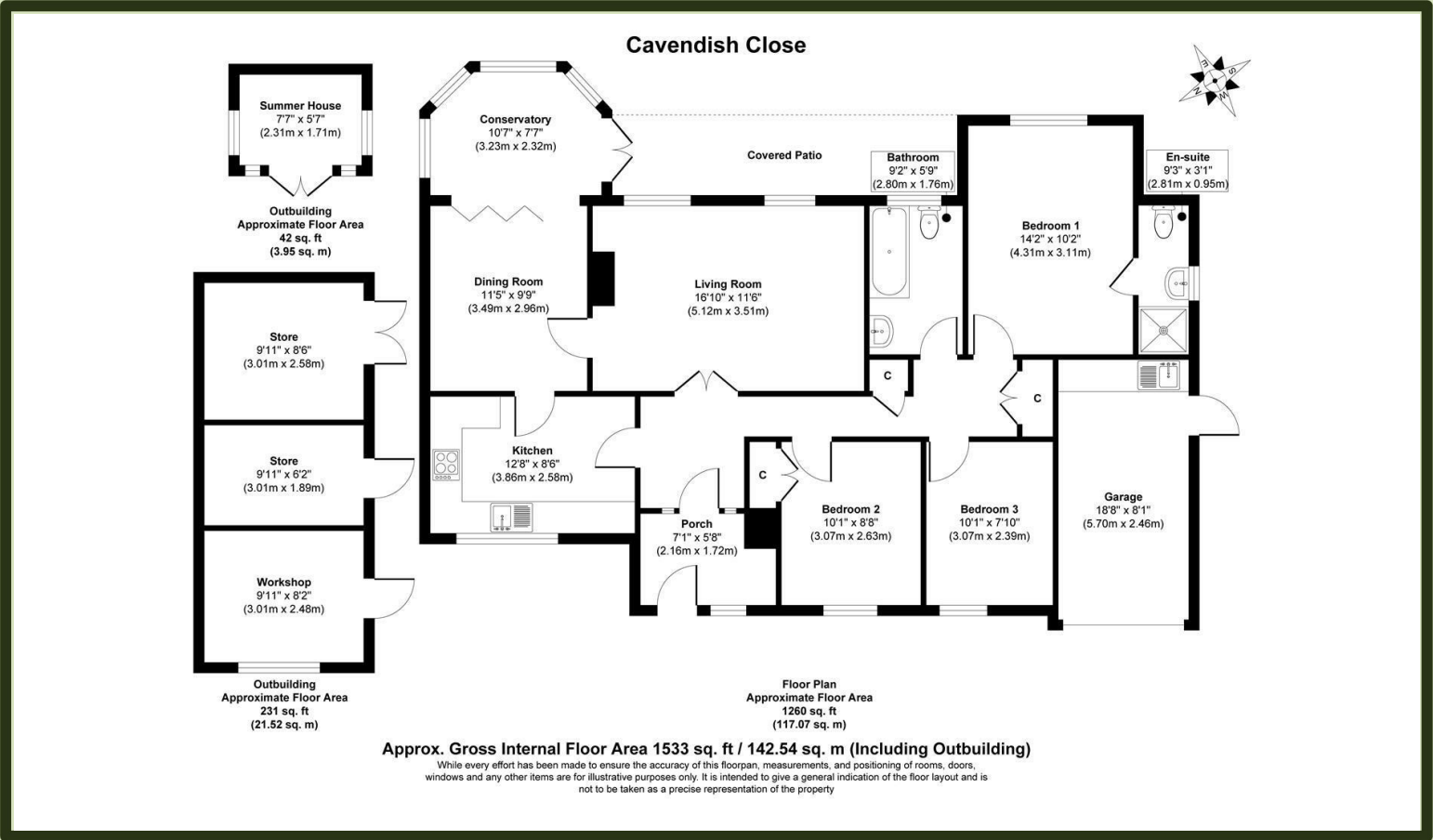
**STORE 9'11" x 6'02" (3.02m x 1.88m)**

**STORE 9'11" x 8'06" (3.02m x 2.59m)**

**SUMMER HOUSE 7'07" x 5'07" (2.31m x 1.70m)**



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PLEASE NOTE: The vendor informs us there is a small annual payment towards the upkeep of the road. Amount to be confirmed.

LOCATION: The property is situated in a prime residential cul-de-sac location offering excellent road links for the A24/Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports. There are two mainline railway station in Horsham, with direct links to Gatwick and London (Victoria/London Bridge).

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights onto Albion Way. At the roundabout go straight across and at the set of traffic lights turn right into Springfield Road. Continue along this road and proceed straight across both sets of traffic lights. Take the second right into Pondtail Road. Proceed along this road for approximately ¾ mile and turn left into Cottingham Avenue. Cavendish Close is the first turning on the left.

COUNCIL TAX: Band F.

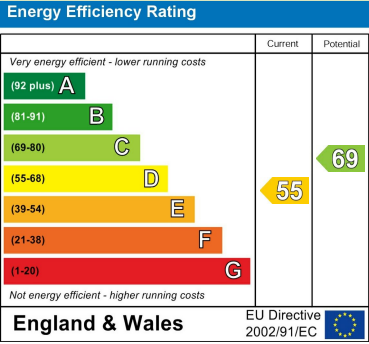
EPC Rating: D.

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.



**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.