



Heron Way, Horsham, West Sussex, RH13 6DN





Nestled on a generous plot within one of Horsham's most sought-after residential areas, this detached five-bedroom family home offers spacious and versatile accommodation that has been thoughtfully extended to suit modern living. The property is being sold with no onward chain and presents an exciting opportunity for further enhancement or extension, subject to the necessary planning consents.

Positioned to the east of Horsham town centre, the home enjoys convenient access to both Horsham and Littlehaven mainline stations, each providing fast and regular connections to London. The nearby M23 also offers straightforward links to Gatwick Airport, London, and the South Coast. Families will appreciate the excellent local schooling, with Heron Way Primary, Millais, and The Forest School all within close proximity.

Inside, the accommodation is arranged over two floors. The ground floor features a welcoming entrance hall with guest cloakroom and a study, leading through to a dining area that opens through to a bright living space overlooking the mature and private rear garden. A single-storey side extension is currently divided into three rooms, offering flexibility to remodel into a large open-plan reception or family area. The kitchen connects to a covered walkway leading directly to the single garage, providing practical everyday access.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom. The property also offers excellent scope to extend at first-floor level, subject to planning permission, to further enhance the bedroom accommodation.

Externally, the home benefits from a generous frontage with driveway parking and a neatly kept front lawn. The rear garden is a particular feature - mainly laid to lawn with established borders, a paved patio for outdoor entertaining, and covered side access linking front and back gardens.

This charming and adaptable home combines immediate comfort with exciting potential, perfectly placed for both convenience and future growth.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'09" x 7'0" (1.14m x 2.13m)

CLOAKROOM 2'08" x 6'04" (0.81m x 1.93m)

STUDY 6'11" x 8'05" (2.11m x 2.57m)

DINING ROOM 14'0" x 11'02" (4.27m x 3.40m)

LIVING ROOM 15'04" x 10'07" (4.67m x 3.23m)

RECEPTION ROOM 11'0" x 8'0" (3.35m x 2.44m)

BEDROOM FOUR 11'0" x 7'04" (3.35m x 2.24m)

BEDROOM FIVE 10'05" x 8'03" (3.18m x 2.51m)

KITCHEN 7'04" x 13'07" (2.24m x 4.14m)

FIRST FLOOR

LANDING

BEDROOM ONE 15'04" x 8'11" (4.67m x 2.72m)

BEDROOM TWO 9'02" x 11'06" (2.79m x 3.51m)

BEDROOM THREE 9'02" x 7'03" (2.79m x 2.21m)

FAMILY BATHROOM 5'08" x 6'05" (1.73m x 1.96m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'02" x 17'0" (2.49m x 5.18m)

REAR GARDEN

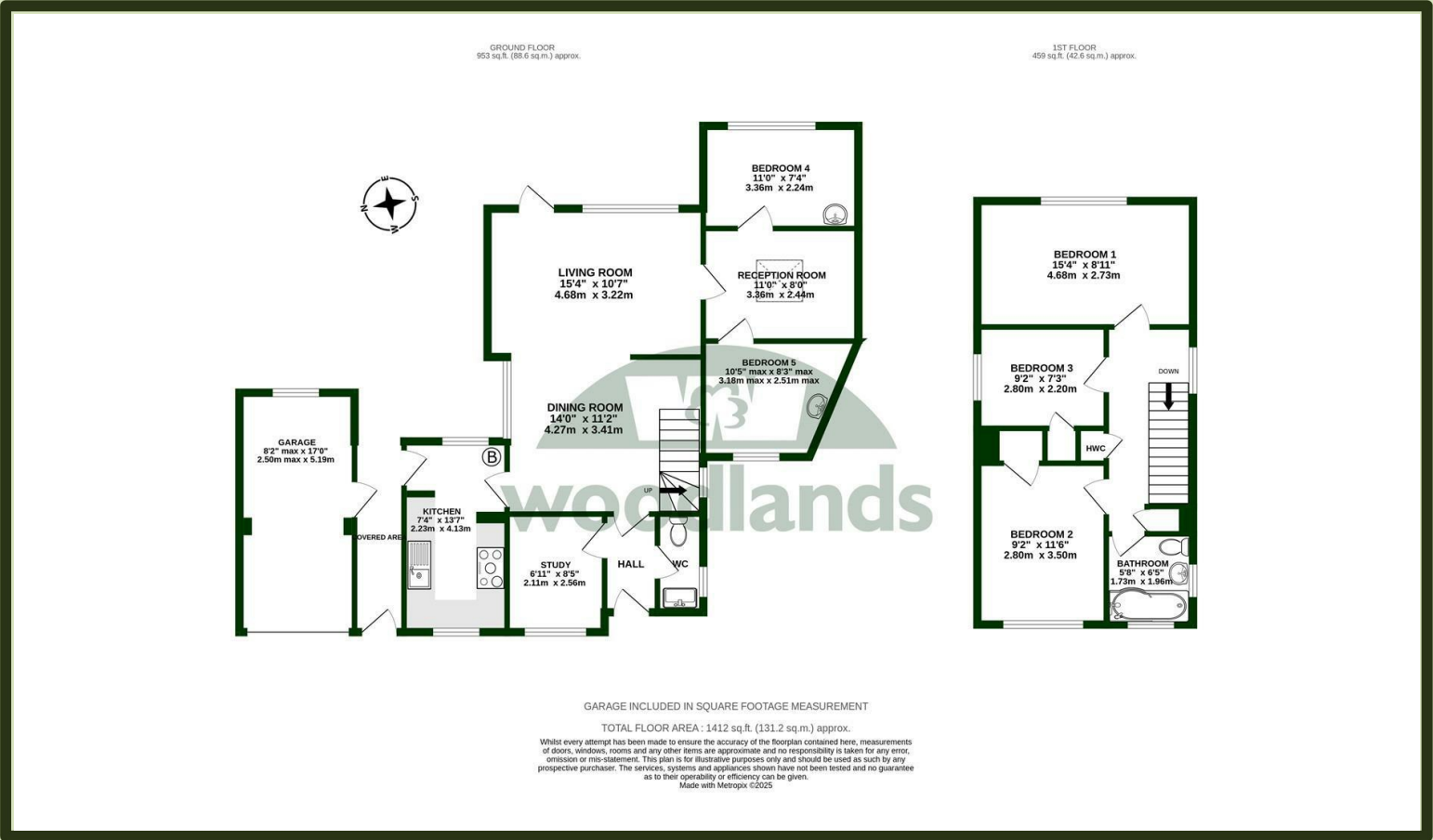


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**LOCATION:** This lovely family home is set in one of Horsham's most sought after locations, to the East of the town centre and just over 1 mile from Horsham mainline station with a fast and regular service to London Victoria. The property is also conveniently positioned approximately 5 miles from junction 11 of the M23, providing swift connections to London, Gatwick and the South Coast. In addition there are a number of schools within close proximity, including the highly renowned Millais Girls School, together with Forest School, as well as Heron Way Primary School.

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 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. At the next roundabout take the fourth exit into Comptons Lane. Proceed over the mini roundabout and take the second left into Heron Way.

**COUNCIL TAX:** Band F.

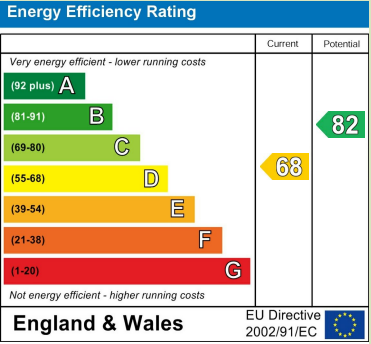
**EPC Rating:** D.

**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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