



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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