



Sycamore Avenue, Horsham, West Sussex, RH12 4TT





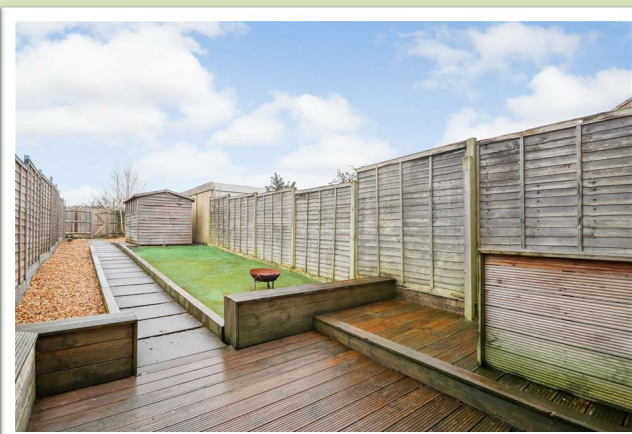
Brought to the market with no onward chain and positioned on the sought-after north-eastern side of Horsham, this attractive two double bedroom home enjoys a highly convenient location with excellent commuter links nearby. The A264 and Junction 11 of the M23 are easily accessible, making Gatwick Airport readily reachable. Families will appreciate the proximity to the well-regarded Leechpool Primary School and adjoining pre-school, while Forest Boys and Millais Girls secondary schools are both approximately 1.5 miles away. For those who enjoy the outdoors, the beautiful Leechpool Woods are close at hand, offering woodland walks, cycle routes and a popular children's play area just a short stroll from the property.

The home is approached via a pathway set back from the road, overlooking a neatly maintained communal green with established borders on either side. A practical entrance porch provides a useful space for coats and shoes before leading into the bright and welcoming living/dining room. This versatile space comfortably accommodates both seating and dining areas and benefits from a large double-glazed window enjoying pleasant green views to the front. The kitchen is accessed from the living area and offers space for a range of appliances, along with a door opening directly onto the rear garden.

Upstairs, the first floor hosts two generous double bedrooms, both well proportioned, along with a family bathroom fitted with a white suite. The layout makes this an ideal property for first-time buyers, downsizers or investors alike.

To the rear, the garden has been designed with ease of maintenance in mind while still offering excellent entertaining space. A substantial decked area provides the perfect setting for summer barbecues, leading onto artificial lawn and a gravel section ideal for sheds or storage. A rear gate gives access to the parking area beyond, where there is off-street parking for two vehicles along with a single garage located behind the house.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 3'02" x 4'05" (0.97m x 1.35m)

LIVING/DINING ROOM 12'04" x 18'09" (3.76m x 5.72m)

KITCHEN 12'05" x 8'01" (3.78m x 2.46m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'05" x 10'04" (3.78m x 3.15m)

BEDROOM TWO 12'05" x 8'02" (3.78m x 2.49m)

FAMILY BATHROOM 8'08" x 4'08" (2.64m x 1.42m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN A BLOCK 8'0" x 17'0" (2.44m x 5.18m)

PARKING FOR 2 VEHICLES

NO ONWARD CHAIN

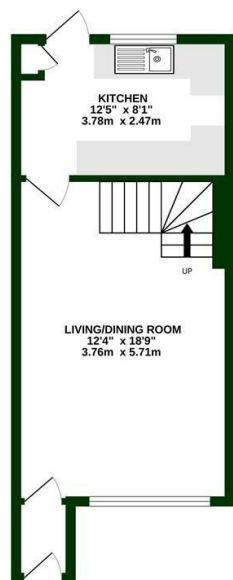


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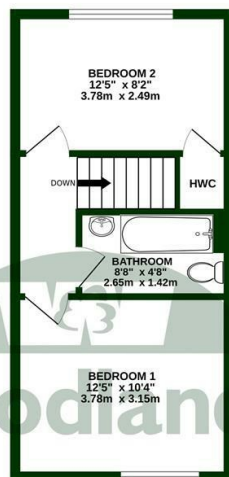
Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270

GROUND FLOOR
342 sq ft (31.8 sq.m.) approx.



1ST FLOOR
330 sq ft (30.7 sq.m.) approx.



GARAGE (A BLOCK)
137 sq ft (12.7 sq.m.) approx.



GARAGE INCLUDED IN THE SQUARE FOOTAGE MEASUREMENT

TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION: Set on the north eastern side of Horsham, this ideal first time or investment purchase is conveniently positioned for access to the A264, Junction 11 on the M23 and in turn Gatwick Airport. The property is also within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large children's play area.

The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool.

DIRECTIONS: From Horsham town centre follow the road to Crawley over the roundabout and railway bridge. At the next roundabout take the third exit into Harwood Road. Continue along and take the third exit at the next roundabout. At the traffic lights turn right into Forest Road and at the roundabout turn left into Beech Road. Sycamore Avenue is then the fourth turning on the left.

COUNCIL TAX: Band C.

EPC Rating: To be confirmed

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.

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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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