



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

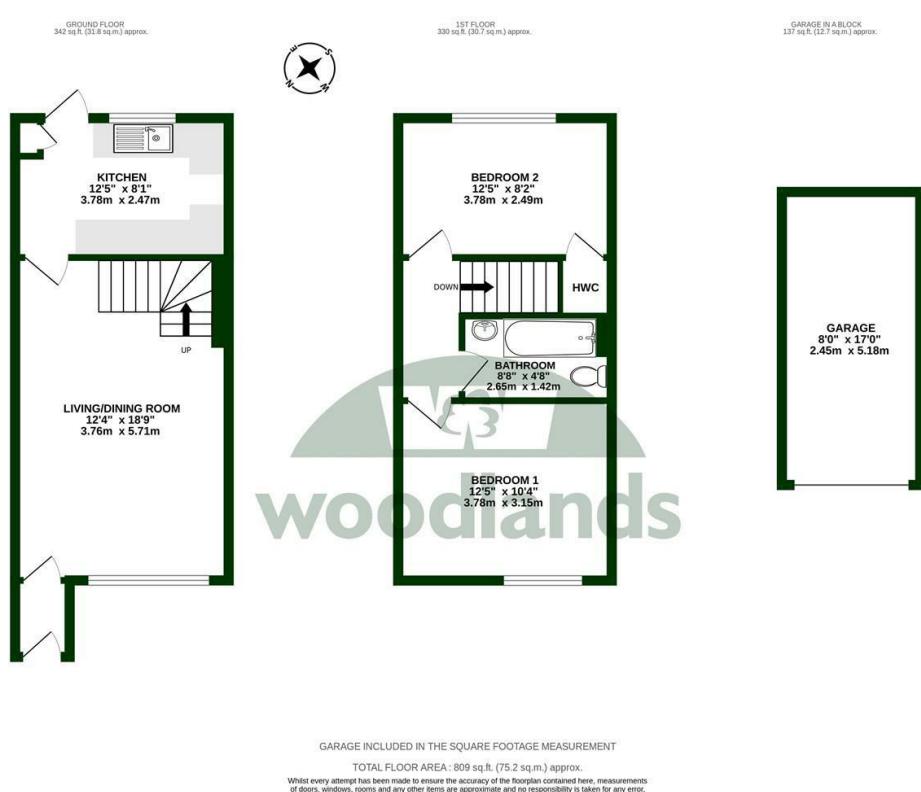
GARAGE IN A BLOCK 8'0" x 17'0" (2.44m x 5.18m)

PARKING FOR 2 VEHICLES

NO ONWARD CHAIN



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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.

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.