



Hawkesbourne Road, Horsham, West Sussex, RH12 4EH



woodlands



Situated in a popular residential street, within easy walking distance of Littlehaven mainline station with direct services to Gatwick and London, this beautifully presented three-bedroom family home is presented to exacting standards, and benefits from recent renovations including a replaced roof, redecoration and carpeting, meaning the new owners can move straight in and enjoy everything the area has to offer.

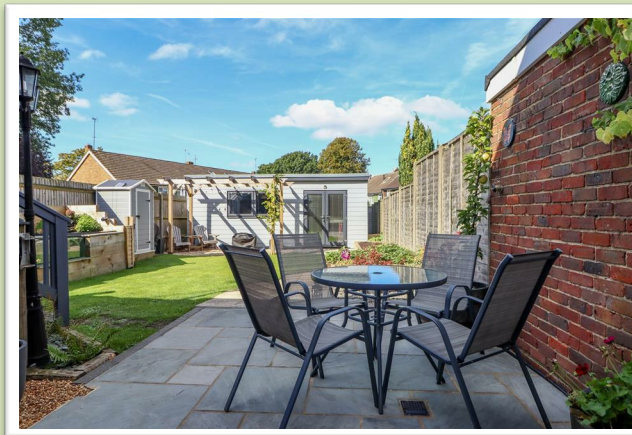
A block paved driveway leads to the front door forming part of a modest single story extension that includes a porch to the side of the property and downstairs guest cloakroom. The kitchen is separate from the living areas with plenty of space for family meal prep, informal dining and breakfast, whilst the living/dining room is easily large enough to accommodate family meals and comfy evenings in, relaxing on the sofa.

From the hallway, stairs lead to the first floor, with three bedrooms, two being spacious doubles with a family shower room completing the internal accommodation.

One of the real highlights of this home is the excellent garden area. From the kitchen, a door leads out onto a recently renewed raised decking area, providing views over the lawn, feature pond, raised flower/vegetable beds, and path leading down to a second seating area enjoying the shade of a pergola.

The property is significantly enhanced by the inclusion of a dedicated purpose-built garden room, currently laid out as an impressive home bar and a separate seating area that could act well as a home office. The garden enjoys a westerly aspect meaning it is the ideal spot to host friends and family in the afternoon and right the way into the evening.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 2'08" x 5'05" (0.81m x 1.65m)

LIVING/DINING ROOM 18'06" x 14'10" (5.64m x 4.52m)

KITCHEN 14'09" x 8'09" (4.50m x 2.67m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'01" x 11'06" (3.38m x 3.51m)

BEDROOM TWO 10'09" x 8'10" (3.28m x 2.69m)

BEDROOM THREE 7'0" x 11'06" (2.13m x 3.51m)

SHOWER ROOM 7'03" x 8'08" (2.21m x 2.64m)

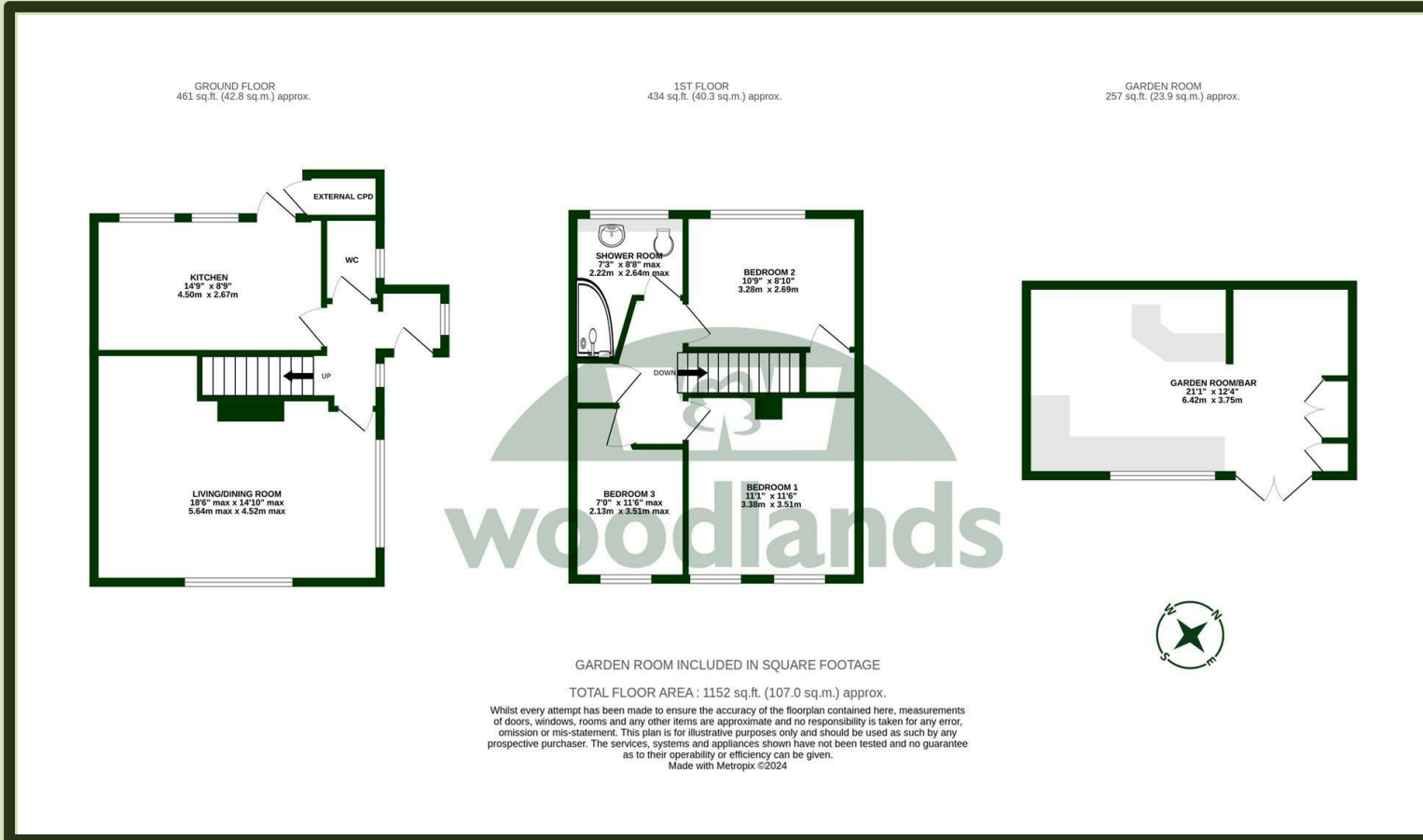
BLOCK PAVED DRIVEWAY TO THE FRONT

REAR GARDEN

GARDEN ROOM/BAR 21'01" x 12'04" (6.43m x 3.76m)



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LOCATION: Hawkesbourne Road is a popular residential location off Lambs Farm Road offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find 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 the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town Centre proceed in a Northerly direction along North Street. At the mini roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed for approximately 1/2 mile and turn right into Lambs Farm Road. Take the fourth turning on the right into Hawkesbourne Road.

COUNCIL TAX: Band C.

EPC Rating: C.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.