



Wallis Way, Horsham, West Sussex, RH13 6ST



Set within one of Horsham's consistently sought-after residential areas, this four-bedroom Link-semi-detached home is perfectly placed for modern family life. Positioned on the outskirts of town, the location offers the best of both worlds: swift access to picturesque countryside walks in Leechpool Woods, excellent routes for commuters, and a choice of highly regarded primary and secondary schools. All this sits just a short distance from Horsham's lively market-town centre, with its array of shops, restaurants, cafés and amenities – a setting that explains the enduring appeal for families looking to put down roots.

The property itself has been thoughtfully adapted to maximise flexibility. The former integral garage has been converted to create a generous ground-floor bedroom with a large, purpose-built wet room, ideal for anyone with mobility needs or for households simply wanting extra living or sleeping space. To the front, the driveway accommodates two vehicles, accompanied by a neat lawned garden with mature hedging that provides a sense of privacy from the road.

Once inside, the layout flows naturally. The converted rooms sit immediately to the left of the entrance hall, while the main living room occupies the front of the house, offering comfortable and welcoming space for the family to unwind. At the rear, a kitchen/diner opens directly onto the garden through sliding patio doors, filling the room with light and creating an easy connection to the outdoors. The garden itself enjoys a notable degree of seclusion and a desirable southerly aspect. Heating is provided via warm-air central heating in the main house, supplemented by a modern gas system serving the conversion.

Upstairs, three bedrooms await. Two are well-proportioned doubles, each featuring fitted mirrored wardrobes, while the third provides a good single room. A family bathroom completes the first-floor accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**RECESSED PORCH**

**FRONT DOOR TO:**

**ENTRANCE HALL**

**LIVING ROOM 11'04" x 15'08" (3.45m x 4.78m)**

**KITCHEN/DINING ROOM 14'08" x 13'02" (4.47m x 4.01m)**

**BEDROOM/RECEPTION ROOM 9'04" x 12'10" (2.84m x 3.91m)**

**WET ROOM 8'04" x 11'11" (2.54m x 3.63m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 8'05" x 13'01" (2.57m x 3.99m)**

**BEDROOM TWO 8'05" x 10'10" (2.57m x 3.30m)**

**BEDROOM THREE 5'10" x 10'01" max (1.78m x 3.07m max)**

**FAMILY BATHROOM 6'10" x 7'09" (2.08m x 2.36m)**

**OUTSIDE**

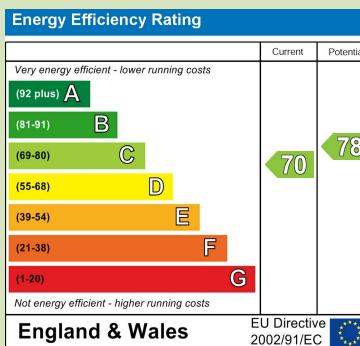
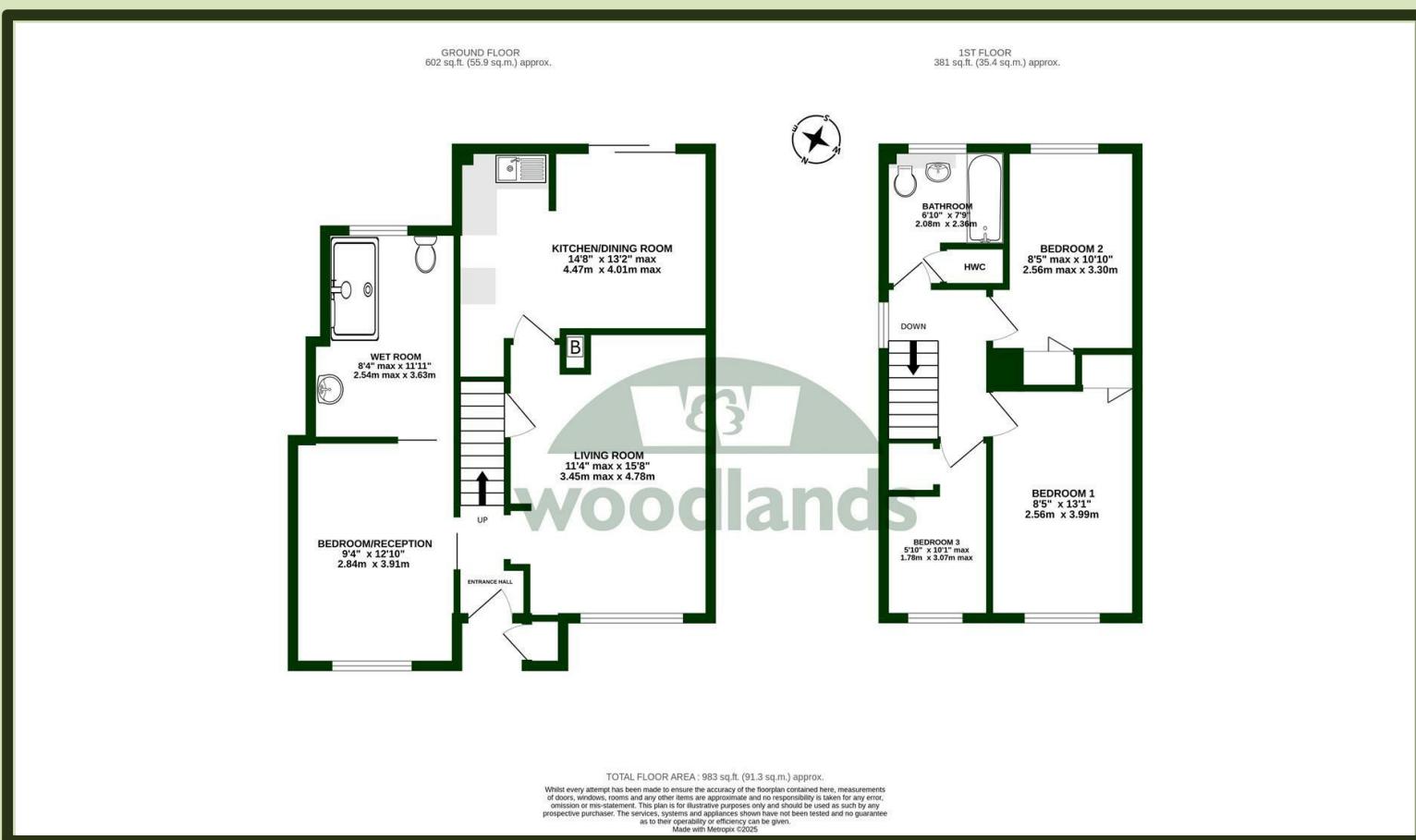
**FRONT GARDEN**

**OFF ROAD DRIVEWAY PARKING**

**REAR GARDEN**



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LOCATION: 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. There is also Piries Place which has 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 follow the road to Crawley over the railway bridge. At the roundabout take the third exit into Harwood Road. Continue along and take the third exit into Harwood Road. Take the first turning on the left into Manor Fields, follow the road round where Wallis Way can be found at the end.

COUNCIL TAX: Band D.

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.