



Patchings, Horsham, West Sussex, RH13 5HL



woodlands



Set within a rarely available and highly regarded residential road, this appealing home presents an exciting opportunity for buyers seeking a property with both immediate comfort and exceptional future potential. Offered to the market with no onward chain, the house occupies a generous plot which offers significant scope for enlargement and improvement, much like a number of neighbouring homes have already achieved, subject to the relevant permissions.

The location is particularly popular with families, positioned within the desirable school catchments for Heron Way Primary School as well as Millais and Forest secondary schools. For those who enjoy the outdoors, St Leonards Forest is close by, providing beautiful countryside walks and open green spaces, while Horsham's mainline station is also within easy reach, offering direct services into London Victoria in under an hour.

Horsham continues to grow in popularity thanks to its excellent blend of traditional charm and modern convenience. The town centre offers an impressive range of independent shops, cafés and restaurants alongside well-known high street retailers and supermarkets, including Waitrose/John Lewis. Excellent transport connections are also nearby, with the A264 and A281 providing convenient access towards Gatwick, London and the south coast.

Approached via a spacious private driveway with parking for several vehicles, the property enjoys an attractive frontage enhanced by lawned areas and mature borders that give a well-established feel. A covered entrance porch opens into a welcoming hallway, leading through to the main accommodation.

The standout living space has been thoughtfully extended to create a substantial lounge and dining area, ideal for both everyday family life and entertaining. Cleverly divided whilst still retaining an open feel, the front room is a generous sitting room with glazed double doors splitting this from the extended dining room with additional seating area beyond with patio doors leading out to the garden. The kitchen is fitted with a range of wall and base units and connects to a useful utility area with cloakroom positioned behind the integral single garage, a space which could also offer excellent potential for further conversion or incorporation into the main living accommodation.

To the first floor are three bedrooms, all of which are comfortable doubles, together with a family bathroom and separate wc.

The rear garden is a true feature of the home, enjoying a desirable southerly aspect that captures sunshine throughout the day. Mature planting, established borders and a generous lawn combine to create a wonderfully private and inviting outdoor setting, perfectly suited for relaxing, entertaining or family enjoyment.





Accommodation with approximate room sizes:
Max measurements shown unless stated otherwise.

COVERED PORCH

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 15'08" x 12'04" (4.78m x 3.76m)

DINING AREA 11'10" x 9'07" (3.61m x 2.92m)

FAMILY AREA 12'0" x 10'05" (3.66m x 3.18m)

KITCHEN 9'07" x 12'03" (2.92m x 3.73m)

UTILITY ROOM 9'07" x 8'03" (2.92m x 2.51m)

CLOAKROOM 6'06" x 3'01" (1.98m x 0.94m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'01" x 12'05" (3.99m x 3.78m)

BEDROOM TWO 13'02" x 12'05" (4.01m x 3.78m)

BEDROOM THREE 12'0" x 9'09" (3.66m x 2.97m)

BATHROOM 6'0" x 5'05" (1.83m x 1.65m)

SEPARATE W.C 2'09" x 5'05" (0.84m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

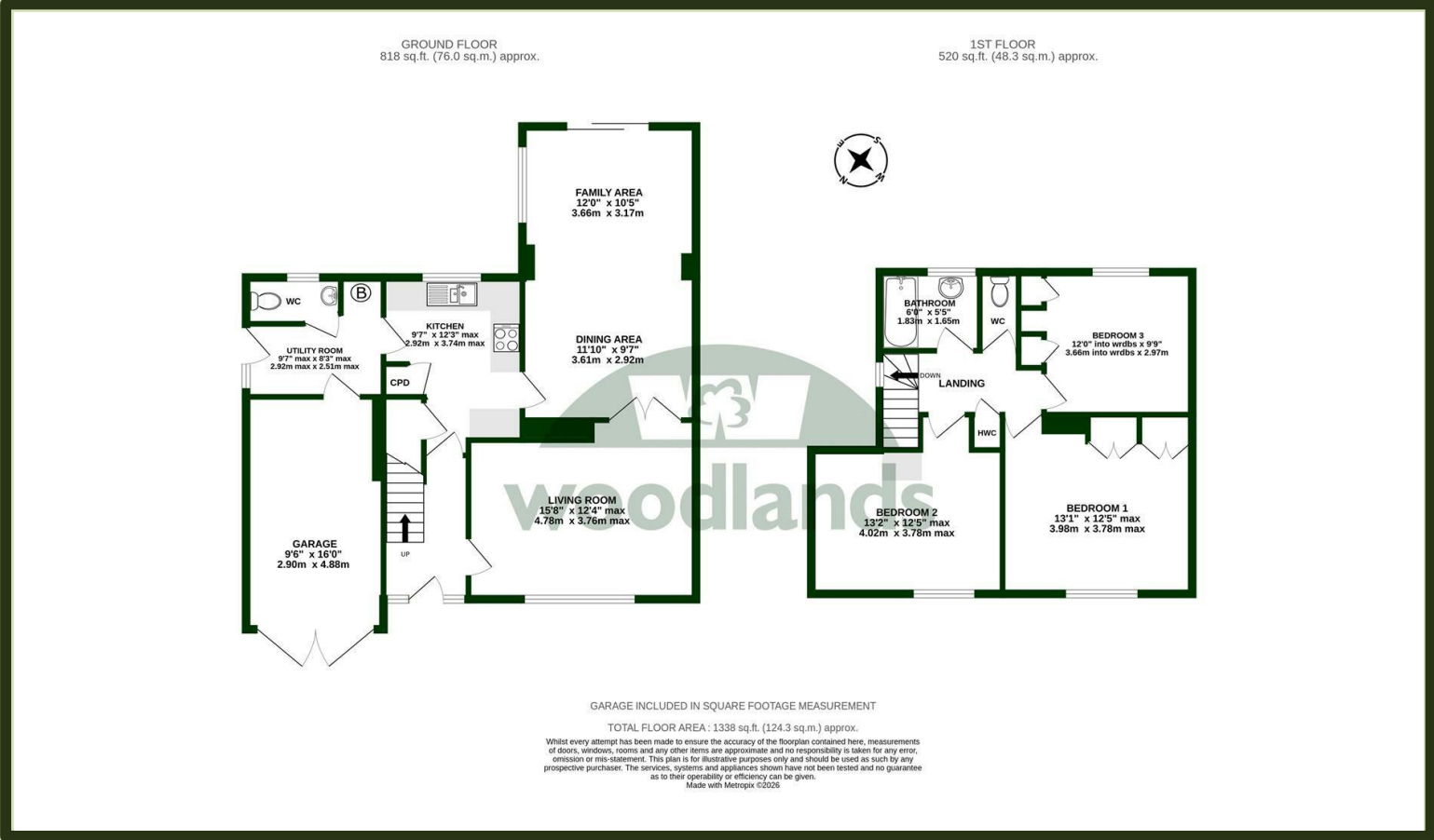
INTEGRAL GARAGE 9'06" x 16'0" (2.90m x 4.88m)

SOUTH FACING REAR GARDEN

NO ONWARD CHAIN



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DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight over and proceed across the railway bridge. At the next roundabout take the third exit into Harwood Road and then first right into Stirling Way. Take the first left into Pollards Drive where Patchings is then the second turning on the left.

COUNCIL TAX: Band F.

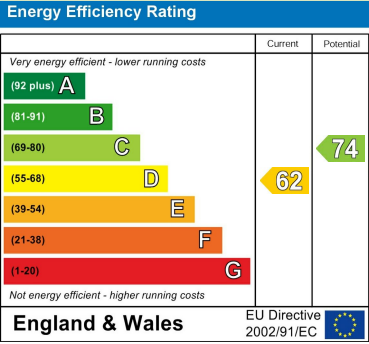
EPC Rating: D.

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.



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