40 Rushams Road, Horsham

Guide Price **£500,000**

Henry Adams
estate agents

40 Rushams Road

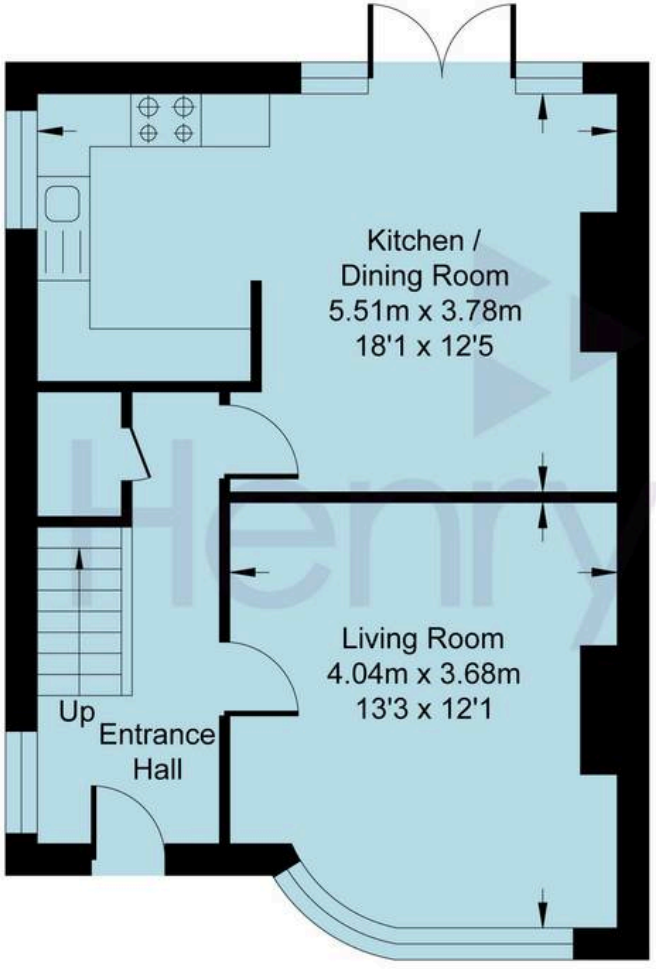
Horsham

A well-presented three-bedroom semi-detached home offering spacious and well-balanced accommodation, a generous open-plan kitchen/dining room and driveway parking, ideally situated close to highly regarded schools and local amenities.

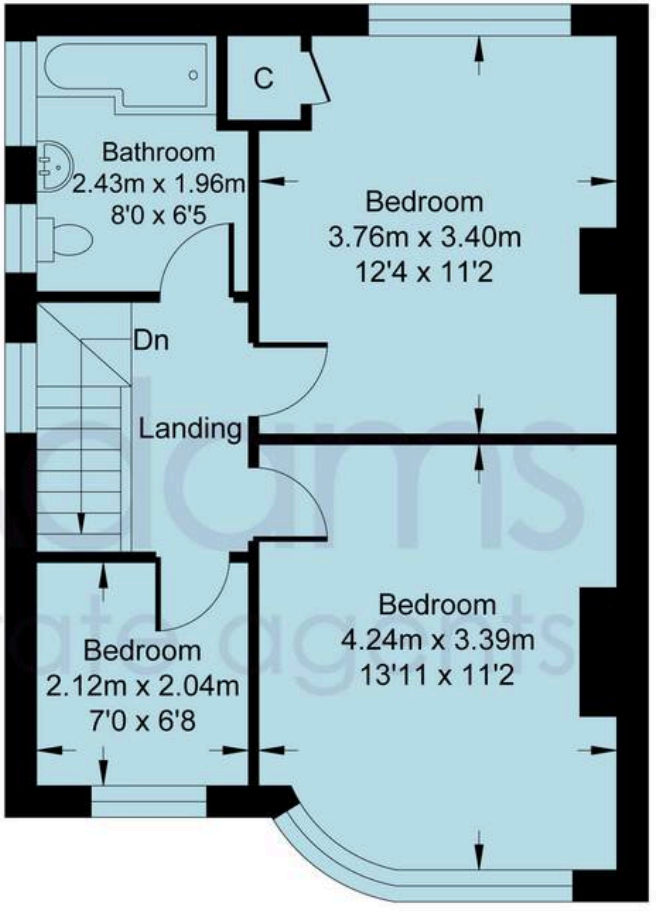
Upon entering the property, you are welcomed by a spacious entrance hall, creating an inviting first impression and providing access to all principal ground floor rooms. Positioned to the front of the property, the bright and comfortable living room features a charming bay window that fills the room with natural light, creating the perfect space to relax.

To the rear, the heart of the home is the open-plan kitchen/dining room. Well-appointed with a range of fitted units, ample worktop space and room for family dining, this versatile space is ideal for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

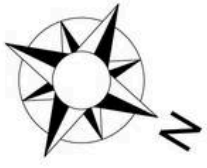
The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom that would also make an ideal nursery, dressing room or home office. The bedrooms are served by a modern family bathroom, while useful built-in storage enhances the practicality of the home.



GROUND FLOOR



FIRST FLOOR



Rushams Road

Approximate Internal Area = 892 sq ft / 82.88 sq m

For identification only - not to scale

Outside, the property benefits from driveway parking to the front, providing convenient off-road parking. The rear garden offers an excellent space for children to play, outdoor dining or simply relaxing.

deally situated within easy walking distance of Horsham town centre, residents can enjoy a wide range of shops, cafés, restaurants and leisure facilities, as well as the mainline railway station offering services to London and the South Coast. The property is also conveniently located close to well-regarded schools, local parks and everyday amenities, making it an excellent choice for families, professionals and commuters alike.

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 ranging from independent eateries such a Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.