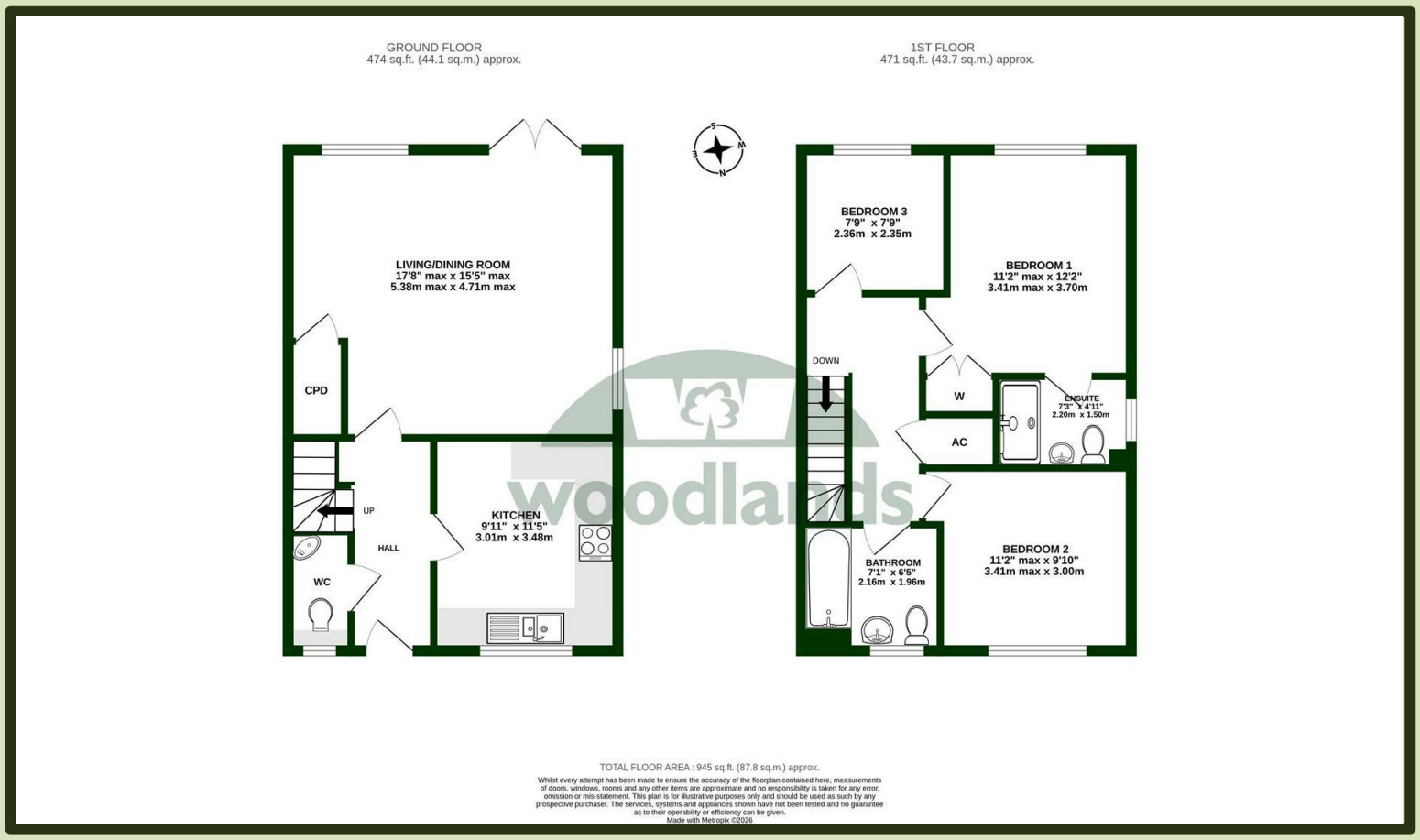
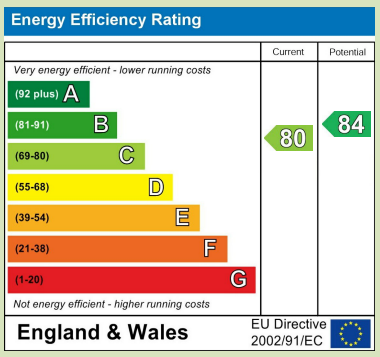
Eastwick Hills Farm Lane, Horsham, West Sussex, RH12 1TZ





PLEASE NOTE: Buyer fees will apply, payable to the Property Management Company. We have been informed this will be £445. More information available upon request.

LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile and 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. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-Op and Pets Corner into Blackbridge Lane. Proceed along this road and pass Arunside School, take the second right into Hills Farm Lane. The property can be found on the left hand side.

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.

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Tel: 01403 270270

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Positioned in a popular residential road, this attractive three-bedroom semi-detached home offers the perfect balance of space, style and convenience - ideal for families and a wide range of prospective buyers. The setting is particularly appealing, with well- regarded primary schools and a nearby recreation ground just a short stroll away, while the vibrant centre of Horsham remains easily accessible. As a historic market town, Horsham continues to draw families with its excellent mix of high street names, independent boutiques, cafés, restaurants and impressive leisure facilities.

The property itself is approached via a neatly maintained front lawn and pathway, creating an inviting first impression. Stepping inside, a bright and welcoming entrance hall - complete with contemporary LVT flooring - sets the tone for the accommodation beyond. A conveniently positioned guest cloakroom sits to the front of the home, while the kitchen has been thoughtfully updated in recent years, now featuring stylish Wickes base and wall units in modern tones. Integrated appliances include a slimline dishwasher, washing machine, fridge/freezer, oven and hob, ensuring both practicality and a sleek finish.

To the rear, the standout living/dining room provides a generous and versatile space for both relaxing and entertaining. Bathed in natural light thanks to its desirable southerly aspect, this room enjoys a seamless connection to the garden, enhancing the sense of space and making it perfect for year-round use.

The rear garden has been designed with ease of maintenance in mind, predominantly paved and complemented by mature planting that adds a touch of greenery and character. A rear gate offers direct access to the parking area, where the property benefits from two allocated spaces.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including two comfortable doubles. The principal bedroom enjoys the added luxury of fitted wardrobes and a private en-suite shower room, while a modern family bathroom serves the remaining accommodation.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM 3'04" x 6'05" (1.02m x 1.96m)

KITCHEN 9'10" x 11'05" (3.00m x 3.48m)

LIVING/DINING ROOM 17'08" x 15'05" (5.38m x 4.70m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'02" x 12'02" (3.40m x 3.71m)

EN-SUITE SHOWER ROOM 7'03" x 4'11" (2.21m x 1.50m)

BEDROOM TWO 11'02" x 9'10" (3.40m x 3.00m)

BEDROOM THREE 7'09" x 7'09" (2.36m x 2.36m)

FAMILY BATHROOM 7'01" x 6'05" (2.16m x 1.96m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

TWO ALLOCATED PARKING SPACES

NO ONWARD CHAIN

ESTATE CHARGE: APPROX £180 PER ANNUM

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