

31 Pondtail Park, Horsham

In Excess of **£460,000**

Henry Adams
estate agents

31 Pondtail Park

Horsham

A well presented four-bedroom, three-bathroom terraced townhouse, ideally situated in the highly sought-after North Horsham area, within easy reach of local amenities, well-regarded schools and Littlehaven railway station.

Arranged over three spacious floors, this impressive home offers flexible and well-proportioned accommodation, making it ideal for modern family living.

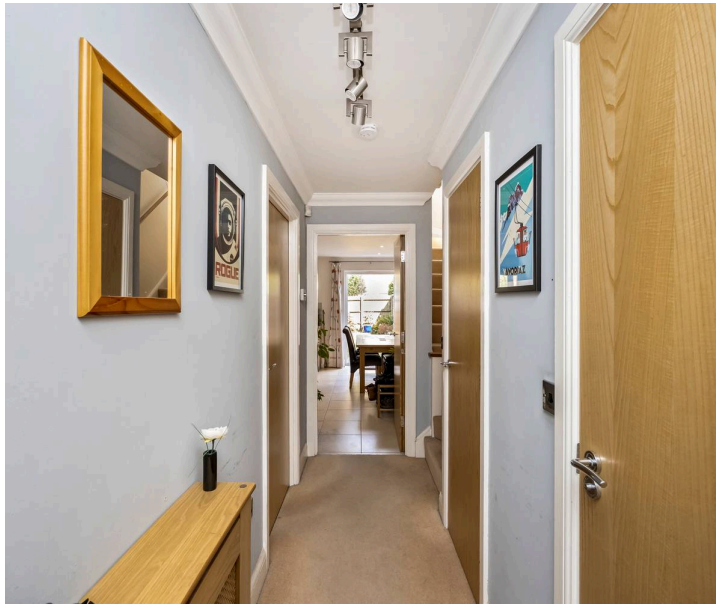
The ground floor comprises a welcoming entrance hall, a reception room to the front of the property and a stylish contemporary kitchen/dining room to the rear. Fitted with a range of modern units, the kitchen provides ample storage and workspace while offering plenty of room for family dining and entertaining. French doors open directly onto the private rear garden, creating an excellent indoor-outdoor living space. A convenient cloakroom/WC completes the ground floor accommodation.

The first floor features a second spacious reception room, offering a versatile space that could be used as a family room or formal room. This floor also benefits from a well-proportioned bedroom with fitted wardrobes and bedroom/ study and a modern shower room.

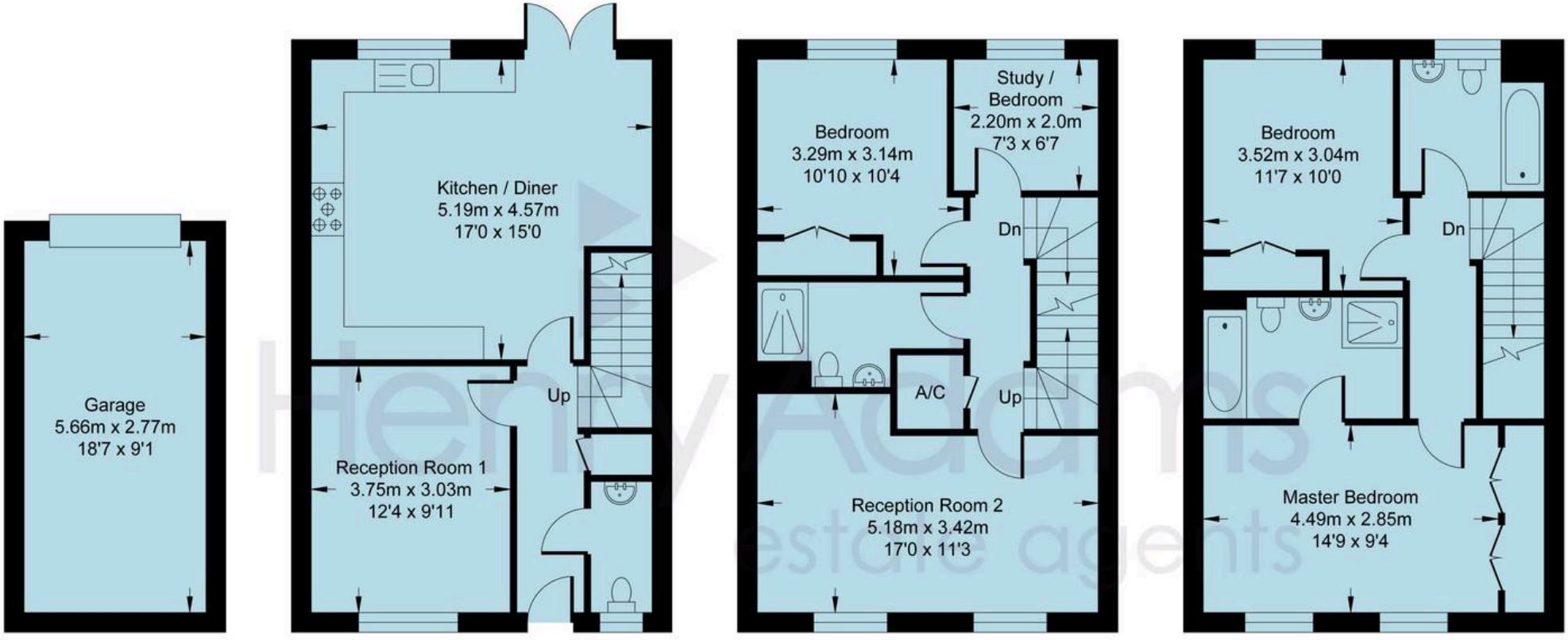
The second floor comprises the principal bedroom with a spacious ensuite bathroom featuring both a bath and separate shower, together with a further double bedroom and an additional bathroom, completing the flexible accommodation.









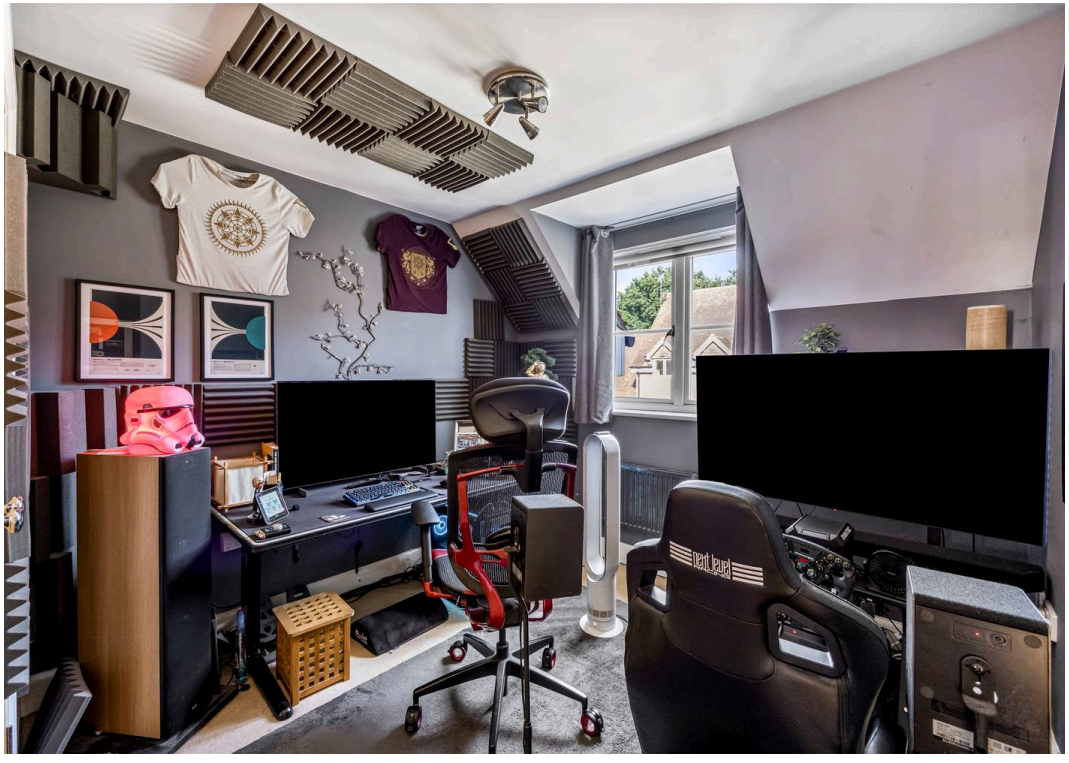


Pondtail Park

Approximate Internal Area = 1411 sq ft / 131.10 sq m
Garage = 169 sq ft / 15.68 sq m
Total = 1580 sq ft / 146.78 sq m
For identification only - not to scale









Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Littlehaven railway station is approximately 1 kilometre (0.6 miles) away, providing excellent transport links for commuters.

Outside, the property enjoys a private rear garden with a paved patio area, ideal for outdoor dining and entertaining, together with a well-maintained lawn providing ample space for children to play or for keen gardeners to enjoy. A rear access gate adds further convenience.

The property also benefits from a garage and an additional allocated parking space, providing excellent parking and storage solutions.

Situated within a quiet residential development close to local parks, green spaces, local amenities and highly regarded primary and secondary schools, this superb home is perfectly suited to families and professionals alike.

Early viewing is highly recommended to fully appreciate the generous accommodation, flexible layout and excellent location this outstanding townhouse has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B









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.