Chennells Way, Horsham

Guide Price **£450,000**

Henry Adams
estate agents

Chennells Way

Horsham

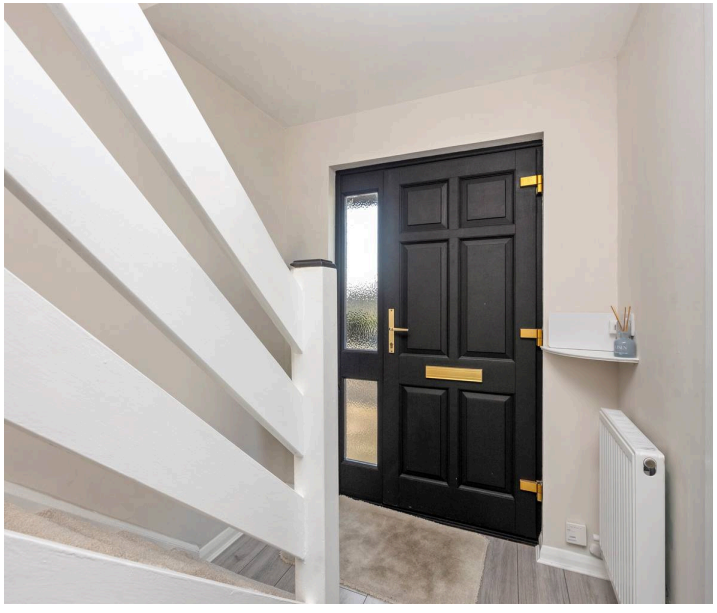
This well-presented four-bedroom link-detached home is situated in a quiet cul-de-sac within the popular North Heath area of Horsham.
The ground floor is entered via a welcoming reception hallway which leads through to a comfortable sitting room overlooking the front of the property.

To the rear, the open-plan kitchen/dining room provides a spacious and sociable area, ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and a breakfast bar. Continuous flooring runs throughout the space and sliding doors open directly onto the rear garden terrace, allowing plenty of natural light and easy indoor-outdoor living.

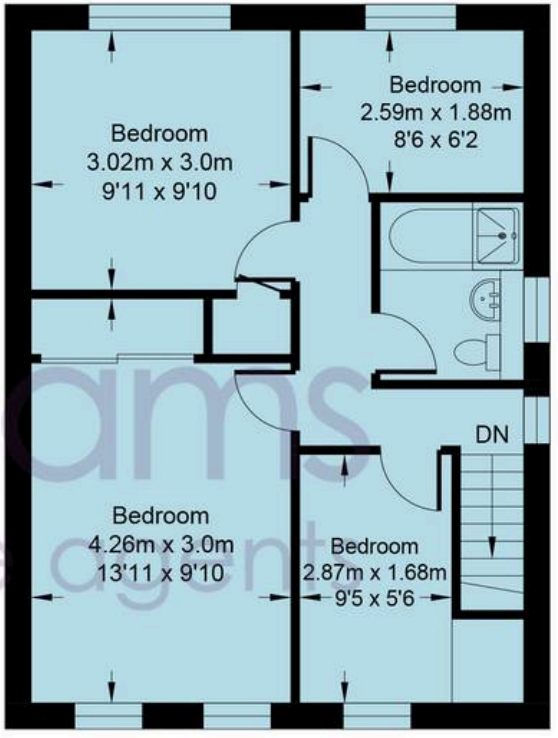
A convenient downstairs cloakroom completes the ground floor accommodation.

On the first floor, the main bedroom enjoys a front aspect and benefits from fitted wardrobes. There are three further bedrooms along with a family bathroom fitted with a bath with wall-mounted shower over, wash hand basin and low-level WC set within a vanity unit.

The rear garden provides an attractive outdoor space, featuring a patio area ideal for enjoying the warmer months and a dedicated space for outdoor dining. The remainder of the garden is mainly laid to lawn with shrub borders and provides access to the garage.

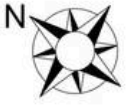


GROUND FLOOR



FIRST FLOOR

Henry Adams
estate agent



Chennells Way

Approximate Area = 973 sq ft / 90.0 sq m
Garage = 148.0 sq ft / 14.0 sq m
Total = 1121 sq ft / 104.0 sq m

For identification only - not to scale

The property enjoys convenient access to both Littlehaven and Horsham mainline train stations, a selection of well-regarded local schools, Horsham town centre and nearby parkland.

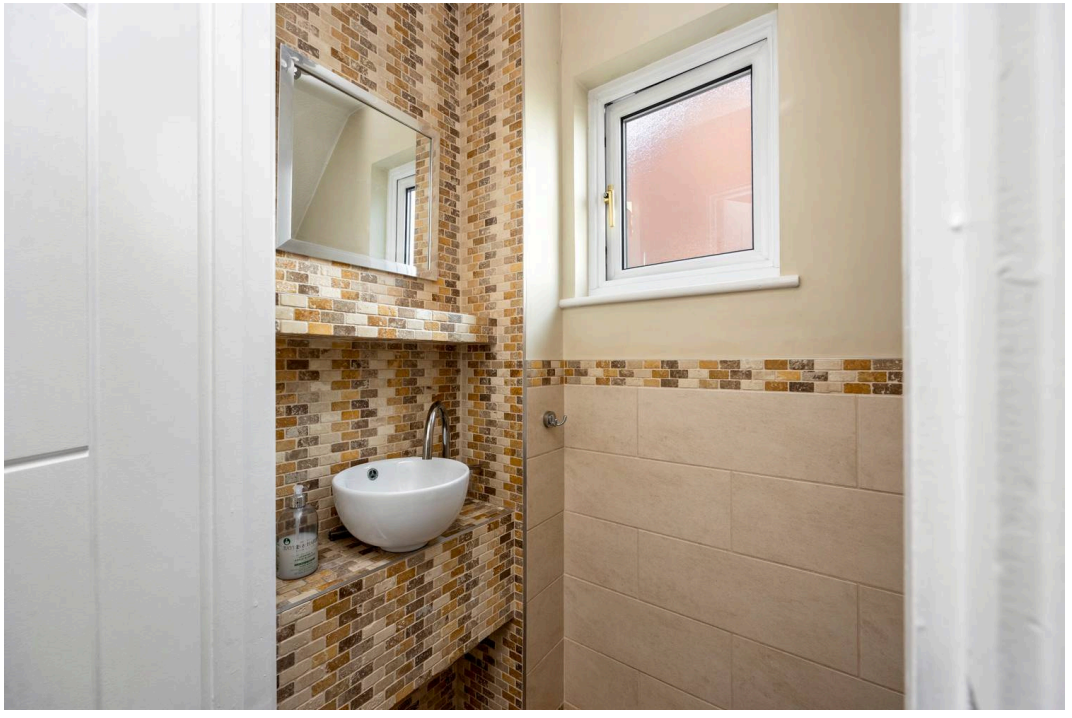
Horsham is a vibrant and historic market town offering excellent transport links and highly regarded educational facilities for both state and private sectors. The town centre provides a wide range of shops, restaurants and cafés, from well-known chains to independent and award-winning establishments. Horsham Park is a popular local amenity, while nearby Warnham Nature Reserve and the Downs Link cycle path offer excellent opportunities for outdoor recreation. The Carfax hosts regular markets every Thursday and Saturday, along with a variety of seasonal and themed events throughout the year.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Henry Adams - Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham - RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.