



Treadcroft Drive, Horsham, West Sussex, RH12 4BQ



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Tucked away in a peaceful residential cul-de-sac, yet conveniently positioned within easy reach of Littlehaven train station and the amenities of Horsham town centre, this extended three-bedroom chalet-style semi-detached bungalow offers both tranquility and connectivity. Available with no onward chain, the property presents an exciting opportunity for buyers to modernise and personalise, creating a home tailored to their own tastes and lifestyle.

Horsham itself remains one of West Sussex's most desirable market towns, prized for its excellent transport links and close proximity to the stunning Sussex countryside. The town boasts an appealing mix of independent boutiques, well-known high street names, and a vibrant selection of cafés, bars, and restaurants, making it a popular choice for those seeking both convenience and character.

The property is approached via a block-paved driveway, providing off-road parking for multiple vehicles and leading to a semi-detached single garage, complete with a useful workshop area to the rear. A covered entrance opens into a welcoming and light-filled hallway, enhanced by attractive block parquet flooring. To the front, a spacious L-shaped living and dining area enjoys a dual aspect and a charming bay window, creating an ideal setting for both relaxing and entertaining.



Further along, two well-proportioned double bedrooms offer ample space for freestanding furniture. The bathroom is neatly finished with tiled walls and flooring, featuring a bath with electric shower over and a heated towel rail for added comfort. To the rear, the kitchen is fitted with a range of wall and base units, and space for appliances. Completing the accommodation is a conservatory overlooking the rear garden, providing a versatile extra reception area and a pleasant spot to unwind.



Accommodation with approximate room sizes:

Maximum measurements shown unless stated otherwise

**ENTRANCE PORCH**

**HALLWAY 5'09" x 16'11" (1.75m x 5.16m)**

**LIVING/DINING ROOM 13'05" x 19'04" (4.09m x 5.89m)**

**KITCHEN 9'11" x 9'11" (3.02m x 3.02m)**

**CONSERVATORY 21'09" x 4'11" (6.63m x 1.50m)**

**BEDROOM ONE 13'05" x 9'11" (4.09m x 3.02m)**

**BEDROOM TWO 10'0" x 11'11" (3.05m x 3.63m)**

**SHOWER ROOM 7'0" x 5'04" (2.13m x 1.63m)**

**SEPARATE W.C 7'0" x 2'10" (2.13m x 0.86m)**

**OUTSIDE**

**FRONT GARDEN**

**OFF ROAD DRIVEWAY PARKING**

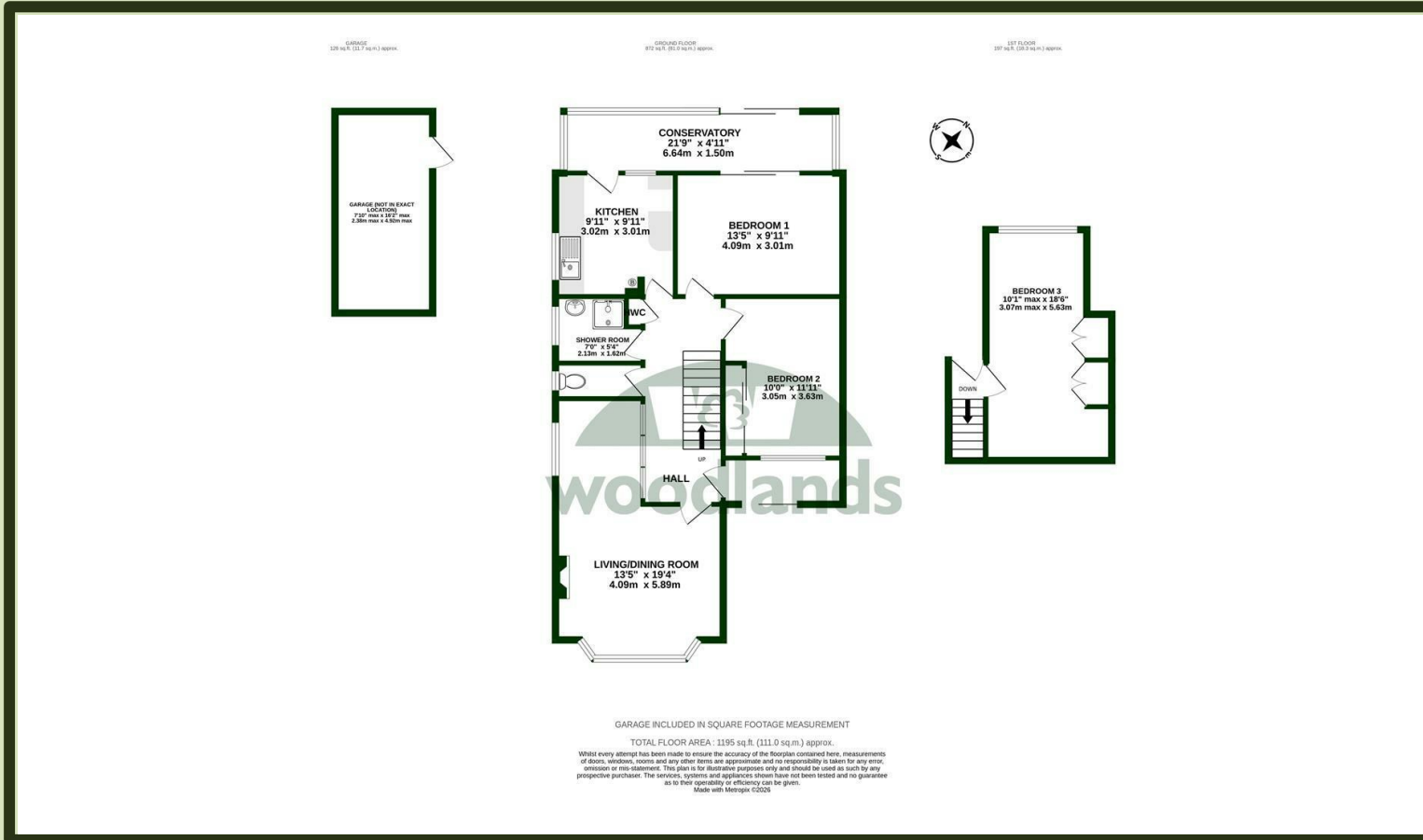
**GARAGE 7'10" x 16'02" (2.39m x 4.93m)**

**REAR GARDEN**

**NO ONWARD CHAIN**



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**LOCATION:** This property is situated close to a Tesco Express store for general day to day needs and Lidl at the end of Kings Road. Littlehaven Station and Horsham Station are both within easy reach offering direct commuter services to Gatwick and London.

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 Pizza Express to the Michelin starred Tristan's. 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 and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout by Horsham railway station go straight across and proceed over the railway bridge. At the roundabout take the second exit into Kings Road and at the next roundabout take the second exit into Rusper Road. Take the third turning on the left into Agate Lane where Treadcroft Drive will be found at the far end.

**COUNCIL TAX:** Band D.

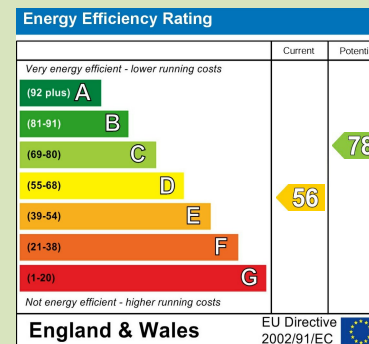
**EPC Rating:** D.

**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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