



8 Warnham Road
Horsham, West Sussex, RH12 2QU
Guide Price £775,000 Freehold



COURTNEY
GREEN

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A handsome 1930's three bedroom home occupying an enviable elevated position on one of Horsham's most sought after roads, just a short walk from the park, train station, and town centre. This wonderfully kept property is brimming with period charm retaining a number of original features including bay window, fireplaces, and exposed timber flooring. High ceilings and large windows make this a naturally bright and airy home, with well-proportioned accommodation which is typical of homes of this era. A welcoming entrance hall gives access to all ground floor rooms which include a dual aspect sitting room with box bay window and French doors to the garden, a formal dining room, a kitchen with views over the fabulous rear garden and access to a covered lean-to utility space. A cloakroom makes up the ground floor. On the first floor there is a bright and spacious landing, three bedrooms, and a bathroom with bath, shower and separate w.c. Outside, the private driveway rises and opens to provide off road parking for a number of cars, and vehicle access to the attached tandem garage. To the rear, the garden is a delight which must be seen to be appreciated. Stretching to over 100ft the garden is mainly laid to lawn with established border planting which includes some fabulous mature shrubs and trees, such as magnolia's and a pink blossoming camellia. A particular highlight is a beautifully maintained evergreen hedge with an arched topiary opening, which leads to the top section of the garden. Offered to the market for the first time in 65 years and with the benefit of no onward chain, viewings are strongly recommended.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

Entrance Hall

A welcoming entrance hall with exposed timber floorboards, radiator, thermostat control and stairs rising to the first-floor landing. Doors provide access to all principal ground floor rooms.

Sitting Room

A bright sitting room enjoying a dual aspect with a front-facing box bay window and French doors opening onto the rear garden. The room features an open fireplace with marble and tiled surround and there are two radiators.

Dining Room

A spacious formal dining room with a front aspect window, exposed timber floorboards and two radiators.

Kitchen

A generously sized kitchen fitted with a range of eye and base level cabinets and drawers with complementing worktops. There is a stainless steel sink and drainer positioned beneath a window overlooking the garden, space for a cooker and fridge freezer, glass-fronted display cabinets and an extraction fan. A floor-mounted gas boiler is located within the room and an alcove cupboard houses the heating controls. A door leads to a large pantry cupboard with shelving and there is a further side door providing access to the useful lean-to utility area, where there is space and plumbing for a washing machine, with power, and access doors to the driveway and rear garden.

Downstairs Cloakroom

Comprising a low-level WC, wall-mounted wash hand basin with vanity mirror, light and shelf, half-height wall tiling and an obscured side aspect window.

First Floor Landing

Stairs rise to a spacious and naturally bright first-floor landing with front and side aspect windows. There is a radiator, a large airing cupboard housing the hot water tank with shelving above, and a loft hatch accessing the loft space.

Principal Bedroom

A spacious double bedroom enjoying a dual aspect with front and rear windows, providing excellent natural light. Two radiators.

Bedroom Two

A further large double bedroom with a front aspect window, radiator and alcove fitted wardrobes with display shelving and inset mirror.

Bedroom Three

A good-sized single bedroom with a rear aspect window and radiator.

Bathroom

Fitted with an enclosed panel bath with mixer taps, vanity wash hand basin set within a worktop with storage beneath, and a walk-in shower with electric shower. Additional features include half-height wall tiling, radiator, shaver point, vanity mirror with light and an obscured rear aspect window.

Separate WC

Accessed from the landing and fitted with a low-level WC, half-height wall tiling and an obscured side aspect window.

Outside

To the front, the property sits a good way back from the road with a large frontage which is mainly laid to lawn with a tall box hedge creating a natural border. The driveway rises to the house and opens to create off road parking for a number of cars, but could be extended to create additional parking

To the rear, the garden is very well-kept and stretches to over 100ft. It is mainly laid to lawn with established border planting which includes some fabulous mature shrubs and trees, such as magnolia's and a pink blossoming camellia. A particular highlight is a beautifully maintained evergreen hedge with an arched topiary opening, which leads to the top section of the garden, where there is a further lawn, and a greenhouse. There is a paved patio area adjoining the rear of the house with a side door to the garage, in addition to a timber wood store. The tandem garage houses the electricity metre, fuse board, and gas metre.

Council Tax Band - F

Referral Fees: Courtney Green routinely refer prospective purchasers to Npecote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Npecote Financial Ltd.

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