Ghyll Crescent, Horsham, West Sussex, RH13 6BG

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Offers In Excess Of £750,000

Positioned within a quiet cul-de-sac on the highly sought-after edge of Horsham, this deceptively spacious four to five double bedroom link-detached home offers flexible and beautifully presented accommodation ideal for modern family living. Homes in this location are consistently in high demand thanks to their close proximity to well-regarded primary and secondary schools, excellent transport links, and the abundance of nearby countryside walks that make this part of Horsham such a desirable place to live.

Arranged across graduated levels, the property provides a wonderful sense of space throughout. A private driveway offers parking for two vehicles and leads to a generous integrated garage, ideal for additional parking or storage. Inside, a welcoming entrance hall with newly installed flooring sets the tone, with access to a guest cloakroom and a versatile study featuring an impressive high ceiling and bay window - equally suited as a home office or potential fifth bedroom for guests.

A few steps down reveal the heart of the home, where generous living spaces create the perfect environment for both everyday family life and entertaining. The dining room, complete with attractive parquet-style flooring, flows effortlessly into a bright conservatory overlooking the rear garden. Glazed doors lead through to a spacious sitting room, where a striking bay window fills the room with natural light. The kitchen is well appointed with a range of base and wall units, fitted appliances and a convenient breakfast bar.

Upstairs, four well-proportioned double bedrooms provide excellent family accommodation, several benefiting from fitted wardrobes, while the principal bedroom offers potential to add an en-suite if desired. A well-presented family bathroom completes the first floor.

Outside, the rear garden enjoys a favourable westerly aspect with a patio area, lawn and mature borders, creating a perfect space for outdoor dining and summer entertaining.

With Horsham town centre, the mainline station, Mannings Heath Golf Course, South Lodge and Leonardslee Gardens all within easy reach, this superb home combines space, flexibility and an enviable location - making viewing highly recommended.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM 3'06" x 4'05" (1.07m x 1.35m)

BEDROOM FIVE/STUDY 11'10" x 11'02" (3.61m x 3.40m)

STAIRS FROM HALLWAY DOWN TO:

DINING ROOM 10'05" x 16'0" (3.18m x 4.88m)

CONSERVATORY 10'0" x 11'0" (3.05m x 3.35m)

LIVING ROOM 11'11" x 21'04" (3.63m x 6.50m)

KITCHEN 8'11" x 15'09" (2.72m x 4.80m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" x 16'0" (3.63m x 4.88m)

BEDROOM THREE 10'06" x 11'06" (3.20m x 3.51m)

BEDROOM FOUR 9'01" x 11'06" (2.77m x 3.51m)

FAMILY BATHROOM 5'09" x 7'04" (1.75m x 2.24m)

STAIRS UP TO:

BEDROOM TWO 13'03" x 11'09" (4.04m x 3.58m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 13'09" x 16'04" (4.19m x 4.98m)

REAR GARDEN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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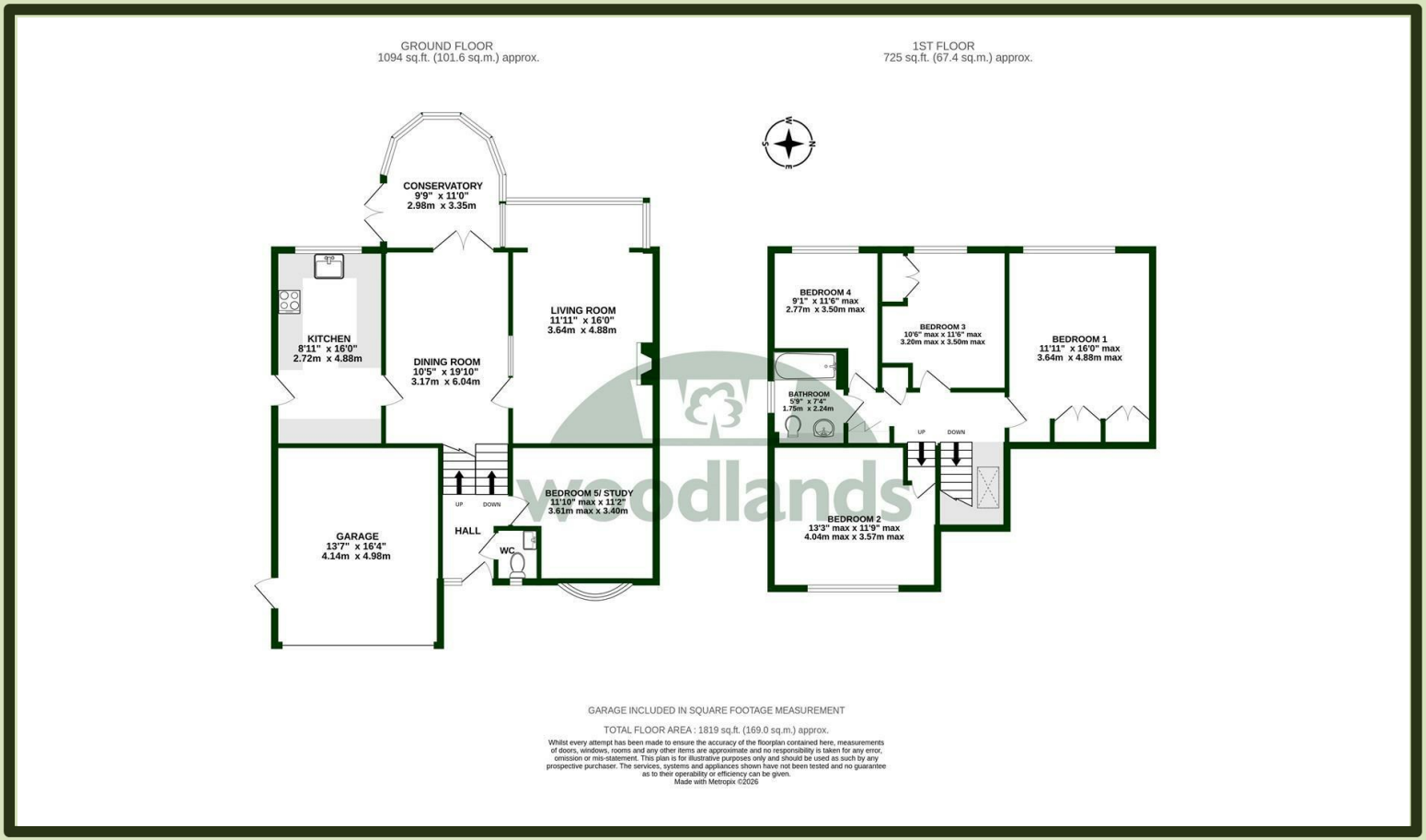


LOCATION: Situated in a highly regarded position on the east side of Horsham, ideally located for great access into the town centre. The historic market town of Horsham provides a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. The property also falls within the school catchment for Heron Way primary School, Millais and Forest Secondary schools. Surrounding Horsham are idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station offers ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281). Turn left at the Tesco Express into St Leonards Road. Take the third turning on the right into Hammer Pond Road where Ghyll Crescent is the first turning on the right.

COUNCIL TAX: Band G.

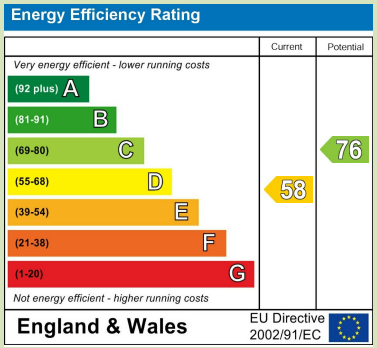
EPC Rating: D.

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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