



Howard Road, Horsham, West Sussex, RH13 6AB



woodlands



Tucked away in a sought-after cul-de-sac, this superbly enhanced semi-detached home offers an impressive blend of space, style and versatility - perfect for modern family living. Thoughtfully extended by the current owners, the property now delivers a wealth of flexible accommodation, ideal for both everyday life and working from home, finished to an exceptional standard. Upstairs, the generous bedrooms and bathroom provide a wonderful opportunity for new owners to personalise, update décor, and make their own.

At the heart of the home lies a stunning open-plan living space, designed to truly impress. Flooded with natural light from a stunning lantern roof, this expansive area seamlessly combines contemporary kitchen and living zones, with a full wall of bespoke bi-folding doors opening onto the garden - creating an effortless indoor-outdoor flow. The kitchen itself is beautifully appointed, featuring sleek quartz worktops, a range-style gas hob, two AEG single ovens (one is pyrolytic and the other is a multi-function steam oven), and space for an American-style fridge freezer. A separate utility room with a walk-in pantry, integrated dishwasher, and space for both a washer and dryer adds further practicality. The entire ground floor also benefits from wet underfloor heating throughout.

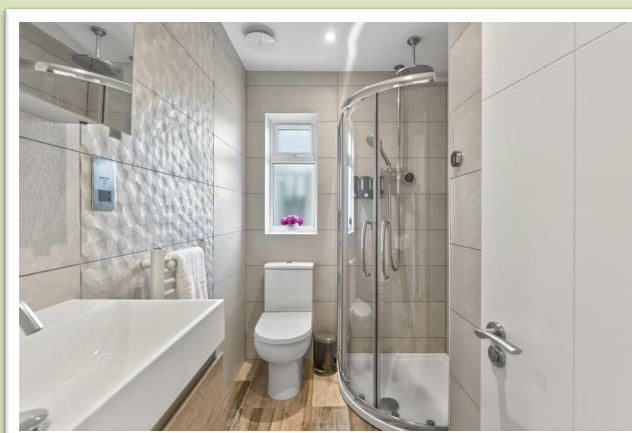
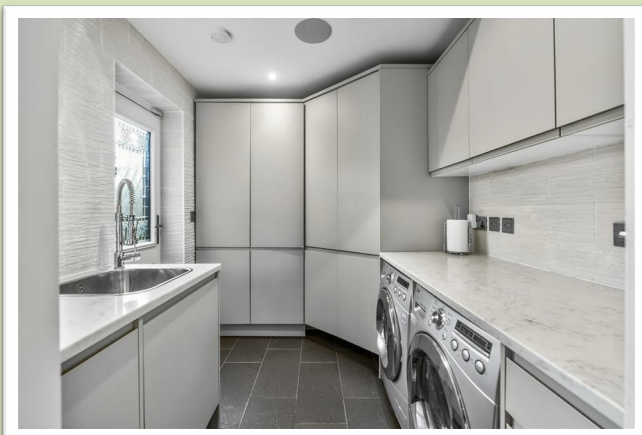
The ground floor continues to impress with a dedicated front-facing study, complete with fitted storage - perfect for remote working - alongside a stylishly finished shower room with Aqualisa fittings and a rainfall shower. Clever storage solutions are found throughout, including beneath the staircase and within the integrated garage, which also benefits from additional loft storage.

Externally, the property enjoys a peaceful and private setting, with driveway parking for two vehicles. The south facing rear garden has been thoughtfully designed for low maintenance, featuring a patio area leading to an artificial lawn. A versatile garden room - currently used as a home gym - adds further appeal, while a rear gate provides direct access to a nearby play park, enhancing both convenience and privacy for families.

Upstairs, three well-proportioned double bedrooms offer comfortable accommodation, complemented by a spacious family bathroom with both a separate bath and shower. Modern solar panels and battery power bank mean that this home is also incredibly energy efficient and low-cost to run.

Perfectly positioned, the property is within easy walking distance of a local parade of shops catering to everyday needs, as well as both Horsham mainline and Littlehaven stations. Well-regarded schools, including North Holmes Junior School and Leechpool Primary, are also close by - making this an ideal home for families seeking both convenience and a peaceful setting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

STUDY 7'08" x 7'05" (2.34m x 2.26m)

SHOWER ROOM 7'04" x 5'05" (2.24m x 1.65m)

KITCHEN/LIVING/DINING AREA 25'11" x 19'06" (7.90m x 5.94m)

UTILITY ROOM 7'04" x 6'11" (2.24m x 2.11m)

FIRST FLOOR

LANDING

BEDROOM 15'06" x 9'0" (4.72m x 2.74m)

BEDROOM 12'0" x 10'08" (3.66m x 3.25m)

BEDROOM 12'06" x 9'03" (3.81m x 2.82m)

FAMILY BATHROOM 8'06" x 6'04" (2.59m x 1.93m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 17'07" x 8'04" (5.36m x 2.54m)

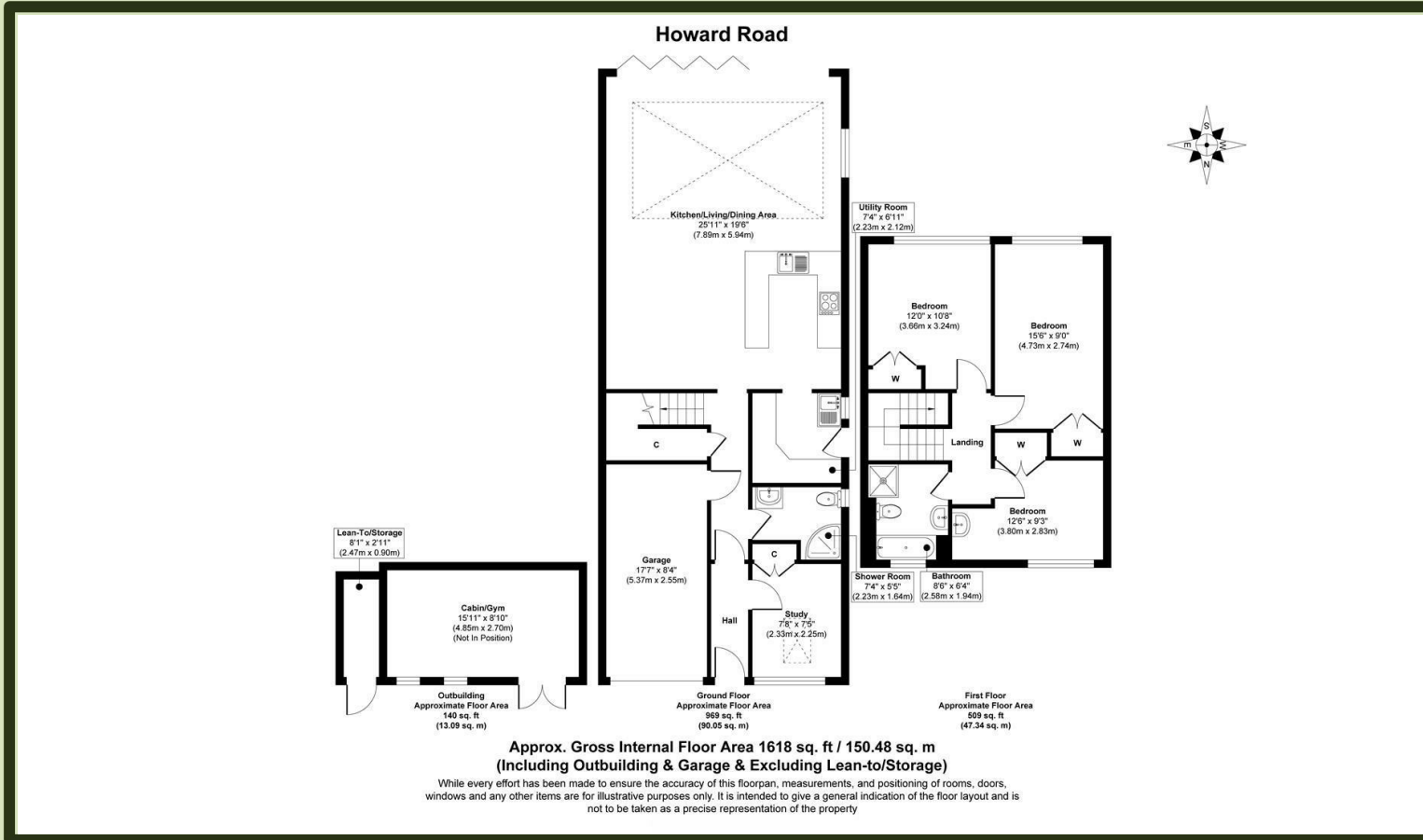
SOUTH FACING REAR GARDEN

OUTBUILDING - CABIN/GYM 15'11" x 8'10" (4.85m x 2.69m)

LEAN TO/STORAGE 8'01" x 2'11" (2.46m x 0.89m)



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LOCATION: 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. 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 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 third exit into Crawley Road. Go straight ahead at the mini roundabout and at the Millennium Hall, turn right into Fitzalan Road (by the shops). Howard Road can be found at the end.

COUNCIL TAX: Band D.

EPC Rating: A.

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.

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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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