



1 Trundle Mead
Horsham, West Sussex, RH12 2LY
Guide Price £695,000 Freehold



COURTNEY
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Estate Agent • Letting Agent • Managing Agent

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A rarely available and substantial three bedroom detached bungalow occupying a generous corner plot in a highly desirable position just moments from Horsham Park, and less than a mile from Horsham town centre. Previously extended, the property offers spacious and versatile accommodation, with scope to improve further. The accommodation in brief comprises an entrance porch, an internal entrance hall with storage, a large sitting/dining room with an open fireplace and sliding doors onto the front patio, a versatile breakfast room, and a fitted kitchen with a door to the rear garden. There is a large principal bedroom with a separate dressing room and en-suite shower room, two further double bedrooms and a family bathroom. Outside, there are well kept and established gardens which surround the bungalow, including lawns, patios, and mature border planting. The bungalow has been well maintained and is in good overall condition, although it would now benefit from some updating. Heating and hot water are provided by a conventional gas fired boiler, and the property is double glazed throughout. Offered to the market with the benefit of no onward chain.

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.

The accommodation comprises:

Entrance Porch

A sliding door opens to the entrance porch, which has space for hanging coats, a quarry tiled floor and a hardwood door opening to the entrance hall.

Entrance Hall

A welcoming entrance hall with a radiator, coat cupboard housing the electricity meter, fuse board and gas meter, airing cupboard housing the hot water tank with shelving above, and a large walk-in store cupboard with fitted shelving, lighting and a hatch to the loft.

Sitting/Dining Room

A wonderfully spacious reception room with sliding doors opening to the front patio, front and side aspect windows, and an open fireplace with an attractive ornamental stone surround. There are two radiators and doors to the breakfast room and principal bedroom suite.

Breakfast Room

A versatile room with dual aspect windows, a radiator and an electric fireplace heater. A door opens to the kitchen.

Kitchen

The kitchen is fitted with a range of eye and base level cabinets and drawers with contrasting worktops over. There is a one-and-a-half bowl stainless steel sink and drainer with mixer tap, a high-level Neff electric double oven and a four-burner gas hob with extractor hood over. Further features include space for a fridge, space and plumbing for a washing machine and dishwasher, display shelving, glass-fronted display cabinets and a wall-mounted Vaillant gas boiler. A rear aspect window overlooks the garden, to which there is also a door.

Principal Bedroom Suite

A large double bedroom with dual aspect windows, a radiator and full-length fitted wardrobes incorporating hanging space, shelving and drawers. An arched opening leads to the dressing room, which has further fitted wardrobes and a hatch to a second loft space. An obscure glazed door opens to the en-suite shower room.

En-Suite Shower Room

Fitted with a white suite comprising a corner shower cubicle with thermostatic controls and wall-mounted shower attachment, a pedestal wash hand basin and a low-level WC with dual flush. There is also fitted bathroom cabinetry with inset lighting and a shaver point, floor-to-ceiling wall tiling, a radiator, an obscure rear aspect window and an extractor fan.

Bedroom 2

A further double bedroom with dual aspect windows, a fitted wardrobe and a radiator.

Bedroom 3

A third double bedroom with a side aspect window, a radiator and a fitted wardrobe with automatic lighting.

Bathroom

Fitted with a white suite comprising an enclosed panel bath with mixer tap, thermostatic shower controls and wall-mounted shower attachment, a pedestal wash hand basin with mixer tap and a low-level WC with dual flush. There is also a radiator, floor-to-ceiling wall tiling and an obscure side aspect window.

Outside

Sitting centrally within the generous corner plot, the bungalow is surrounding by established gardens. To the front, a block paved driveway provides off-road parking for several cars and leads to the **detached garage**. A further paved area outside the sitting/dining room provides space for seating, with low brick walls and planted beds separating it from the adjoining lawn. The gardens continue around the side and rear of the bungalow, with further lawned areas, paved paths and a patio adjoining the kitchen. There are mature hedges, shrubs, planted borders, and a timber arbour with a swing seat at the far end of the garden.

Council Tax Band - G

Agent’s Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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