



12 Firs Close, Horsham

Guide Price £875,000

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Horsham

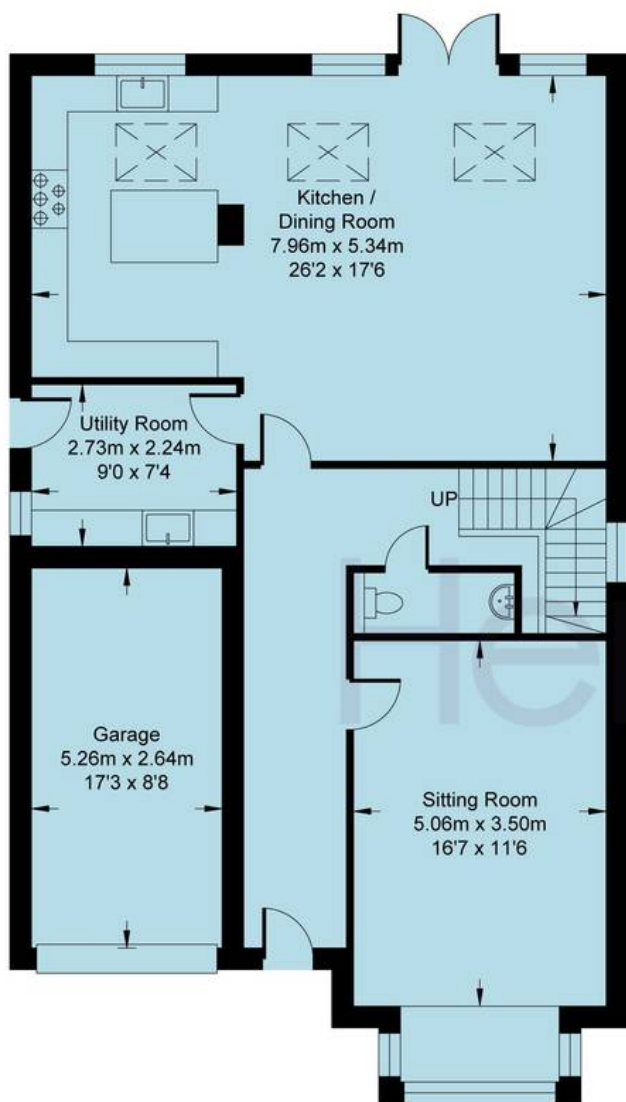
A well presented five-bedroom, three-bathroom detached residence, thoughtfully designed to provide stylish and versatile family accommodation arranged over three impressive floors. Upon entering, a welcoming reception hall sets the tone for the quality and scale of the accommodation. The well proportioned sitting room provides an elegant principal reception space, complemented by a useful ground-floor cloakroom and separate utility room.

At the heart of the property is the impressive open-plan kitchen and dining room. Designed with modern family life and entertaining in mind, this superb space features a contemporary kitchen, abundant natural light from overhead skylights and french doors opening directly onto the rear garden.

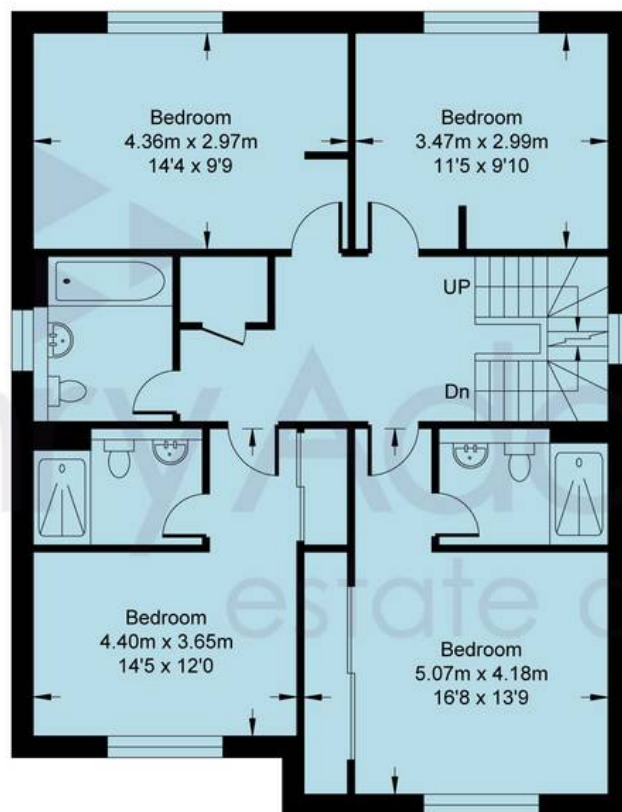
The first floor provides a principal bedroom with a stylish en-suite shower room, while bedroom two also benefits from its own en-suite facilities. Further well-proportioned bedrooms offer excellent flexibility for family accommodation, guests or dedicated home-working spaces. The upper floor is home to an exceptionally spacious fifth bedroom, currently arranged as a private cinema room. This versatile room offers a wonderful additional retreat and could equally lend itself to a games room, home office, gym or secondary reception space.



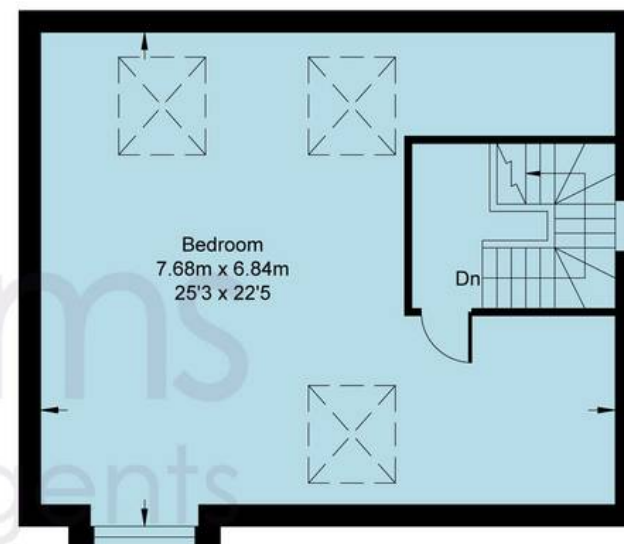




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Firs Close

Approximate Internal Area = 2349.54 sq ft / 218.28 sq m

Garage = 149.51 sq ft / 13.89 sq m

Total = 2499.05 sq ft / 232.17 sq m

For identification only - not to scale



Outside, the landscaped rear garden has been designed with both style and ease of maintenance in mind. The garden incorporates elegant hard landscaping and considered planting, creating a sophisticated outdoor environment for year-round enjoyment. A dedicated barbecue area provides the perfect setting for summer entertaining, while a sunken seating area with firepit creates an atmospheric space for relaxing and entertaining on cooler evenings. The private and beautifully appointed garden complements the contemporary character of the house perfectly. To the front, a garage and driveway provide generous off-road parking.

Agent note – **The property is subject to an annual private road maintenance charge of approximately £800.**

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. 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. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.