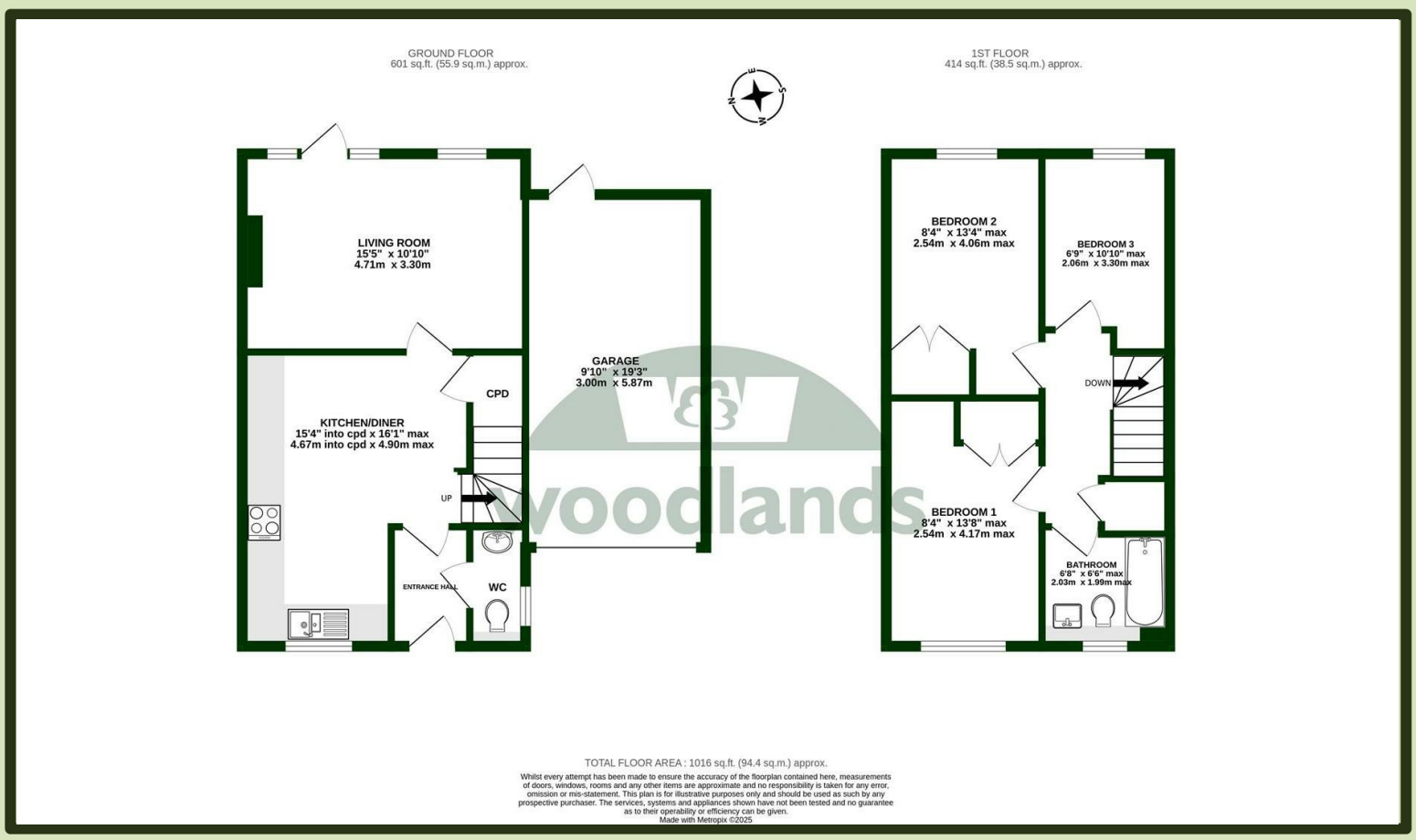
12 Tern Avenue, Horsham, West Sussex, RH12 5AT



LOCATION: Tern Avenue is situated north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

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. There is also Piries Place which has 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 follow Albion Way over the first roundabout. At the first set of traffic lights turn right into Springfield Road. Continue along passing the Park on the right hand side. At the big set of traffic lights, go straight ahead and then turn right at the next set into Wimblehurst Road. Continue along and go straight ahead at the mini-roundabout into North Heath Lane. At the next mini roundabout, turn right into Coltsfoot Drive. Proceed to the T-junction and turn left onto Jackdaw Lane. Tern Avenue is then the second turning on the left.

COUNCIL TAX: Band D.

EPC Rating: B.

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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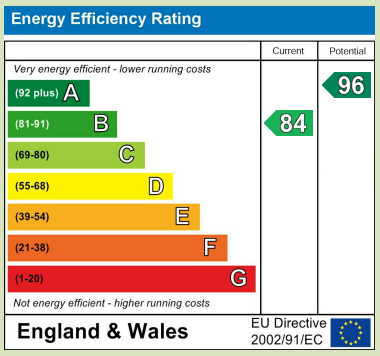
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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Built by Cala Homes in 2019 and offered with no onward chain, this beautifully styled three-bedroom semi-detached home combines contemporary design with high-quality finishes, offering well-proportioned living across two thoughtfully arranged floors. Set within an attractive and intimate development of similar homes, the property enjoys a highly desirable position just a short walk from Littlehaven railway station, providing convenient direct connections to Gatwick Airport and central London.

Perfectly suited for family life, the location strikes an ideal balance between convenience and lifestyle. Well-regarded schools, local amenities and leisure facilities - including the popular The Holbrook Club - are all close at hand and there are local shops, just a 4 minute walk away, offering a Budgens, post office, coffee shop and pharmacy.

Approaching the property, a private driveway provides off-road parking and leads to the attached single garage, offering additional flexibility. The front garden has been attractively landscaped, mainly laid to lawn, with a pathway guiding you to the covered entrance. Stepping inside, a bright and welcoming hallway sets the tone, complete with a convenient guest cloakroom. From here, the home opens into a spacious and sociable kitchen/dining area, fitted with a comprehensive range of sleek units, quartz worktops and integrated appliances, along with ample space for family dining and useful under-stairs storage.

Positioned at the rear, the living room is both stylish and inviting, featuring glazed doors that open directly onto the garden. Whether enjoying cosy evenings by the electric fire or making the most of warmer days with the doors open for seamless indoor-outdoor living, this space is perfectly suited to relaxing and entertaining alike.

Upstairs, a turning staircase leads to a well-appointed landing with a generous storage cupboard. The three bedrooms are all well-sized and tastefully decorated in modern tones, with two comfortable doubles benefitting from fitted storage. The family bathroom has been finished to a high standard, featuring quality fittings, elegant tiling and a wall-mounted shower over the bath, completing this impressive home. The property also benefits from having Hilary's blinds fitted throughout the house.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

CLOAKROOM

KITCHEN/DINER 15'4" into cpd x 16'1" (4.67m into cpd x 4.90m)

LIVING ROOM 15'5" x 10'10" (4.70m x 3.30m)

FIRST FLOOR

LANDING

BEDROOM ONE 8'4" x 13'8" (2.54m x 4.17m)

BEDROOM TWO 8'4" x 13'4" (2.54m x 4.06m)

BEDROOM THREE 6'9" x 10'10" (2.06m x 3.30m)

FAMILY BATHROOM 6'8" x 6'6" (2.03m x 1.98m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 9'10" x 19'3" (3.00m x 5.87m)

REAR GARDEN

NO ONWARD CHAIN

ESTATE CHARGE: APPROX £420 PER ANNUM

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