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Sales.







Blunts Way,
Horsham, RH12 2BJ

Offers Over
£850,000

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Blunts Way,
Horsham, RH12 2BJ

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THE LOCATION

The property is set in a highly convenient location, only a few minutes' walk from the picturesque Horsham Park and Horsham's vibrant town centre, offering a wide range of restaurants, coffee shops and shopping facilities, including John Lewis. The town also has a twice-weekly market, an Everyman Cinema & the recently refurbished Capitol Theatre, which offers a wide selection of theatrical performances. Horsham's main line station is also within easy walking distance and offers a direct service to Gatwick & London Victoria (55 mins). The property is also well-positioned for access to a number of popular schools, including Tanbridge House, The Greenway Academy and Trafalgar Infants School, together with The College of Richard Collyer.

ACCOMMODATION

The property has been owned by the same family, since its construction in 1961, and retains several original features, including underfloor heating to the ground floor and a striking entrance hall, with double-height feature windows and a stylised open-tread staircase. The house has benefited from a two-storey extension, but offers further potential for both an extension (STPP) and improvement and updating. The accommodation features a large living room, a separate dining room, cloakroom, kitchen and separate utility room. The first floor offers four generous double bedrooms, with an ensuite and family bathroom, a spacious landing and double glazed windows. The property also benefits from solar panels that have a feed-in tariff that creates a positive income for the house.

GARDENS & PARKING

The property is set on a generous, secluded plot, extending to 0.33 acres, with a sunny western aspect. To the front of the house is an enclosed area of garden, mainly laid to lawn, featuring a flower border and driveway providing parking for approximately two vehicles, leading to the garage. The garage is double length and benefits from an access door to the garden, lighting, and a side window offering excellent scope for conversion (subject to regulations). To the rear is a large, well-maintained garden, featuring a paved patio leading to an expanse of lawn, alongside mature flower and shrub borders and an inset Willow tree. There is also a defined, partially concealed additional area of garden, incorporating a greenhouse, pond and useful area for storage or compost production. The gardens further benefit from gated side access and a large timber storage shed.







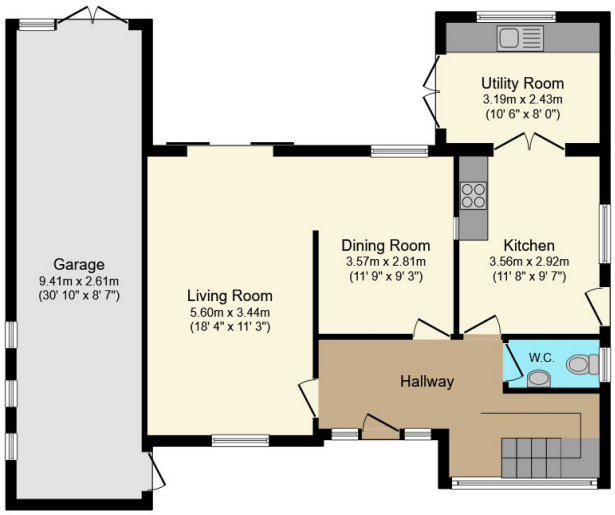




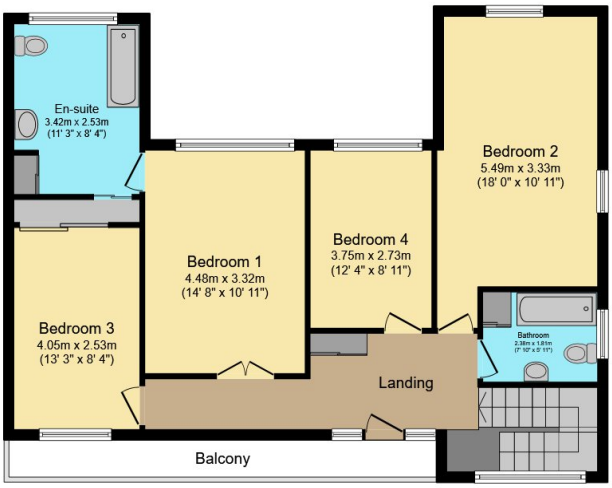




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Ground Floor



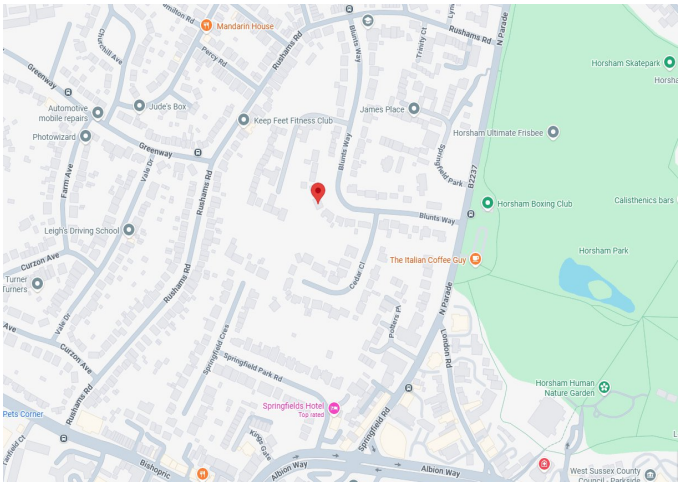
First Floor

Total floor area: 173.9 sq.m. (1,872 sq.ft.)

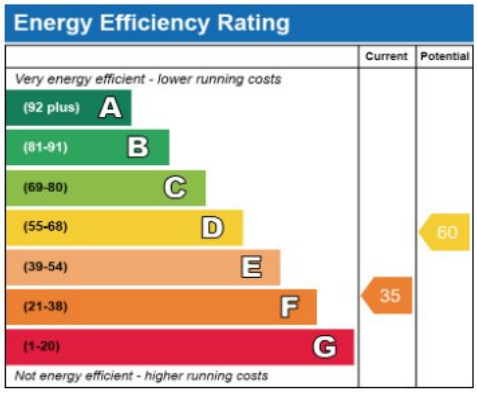
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Map Location



EPC Rating



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