



Connells

Curzon Avenue
Horsham



Property Description

Welcome to this charming three-bedroom semi-detached home, ideally positioned within a short walk of local shops, restaurants and amenities. The property offers perfect blend of comfort, convenience and space, ideal for families, professionals or downsizers alike.

The ground floor features a bright and welcoming lounge, a modern kitchen/dining room perfect for family meals or entertaining, and a useful utility room offering extra storage and practicality. Upstairs there are three bedrooms providing comfortable living space, complemented by a stylish family bathroom.

Outside, the home boasts driveway parking, a detached garage, and a private rear garden offering peace and seclusion, perfect for outdoor dining or relaxation.

Offered to the market with no onward chain, this home represents an exceptional opportunity to secure a well-presented property in a highly sought after location.

Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Penntorpe and Cottesmore.

Hall

12' 6" (max) x 6' (max) (3.81m (max) x 1.83m (max))

Living Room

12' 4" (max) x 13' 6" (max) (3.76m (max) x 4.11m (max))

Kitchen / Diner

11' (max) x 19' 6" (max) (3.35m (max) x 5.94m (max))

Utility

6' 9" (max) x 5' 5" (max) (2.06m (max) x 1.65m (max))

First Floor

Landing

Bedroom 1

12' 9" (max) x 13' 1" (max) (3.89m (max) x 3.99m (max))

Bedroom 2

11' 1" (max) x 10' 9" (max) (3.38m (max) x 3.28m (max))

Bedroom 3

9' 4" (max) x 7' 9" (max) (2.84m (max) x 2.36m (max))

Bathroom

7' 9" (max) x 7' 9" (max) (2.36m (max) x 2.36m (max))

External

Garage

16' 2" (max) x 9' 5" (max) (4.93m (max) x 2.87m (max))

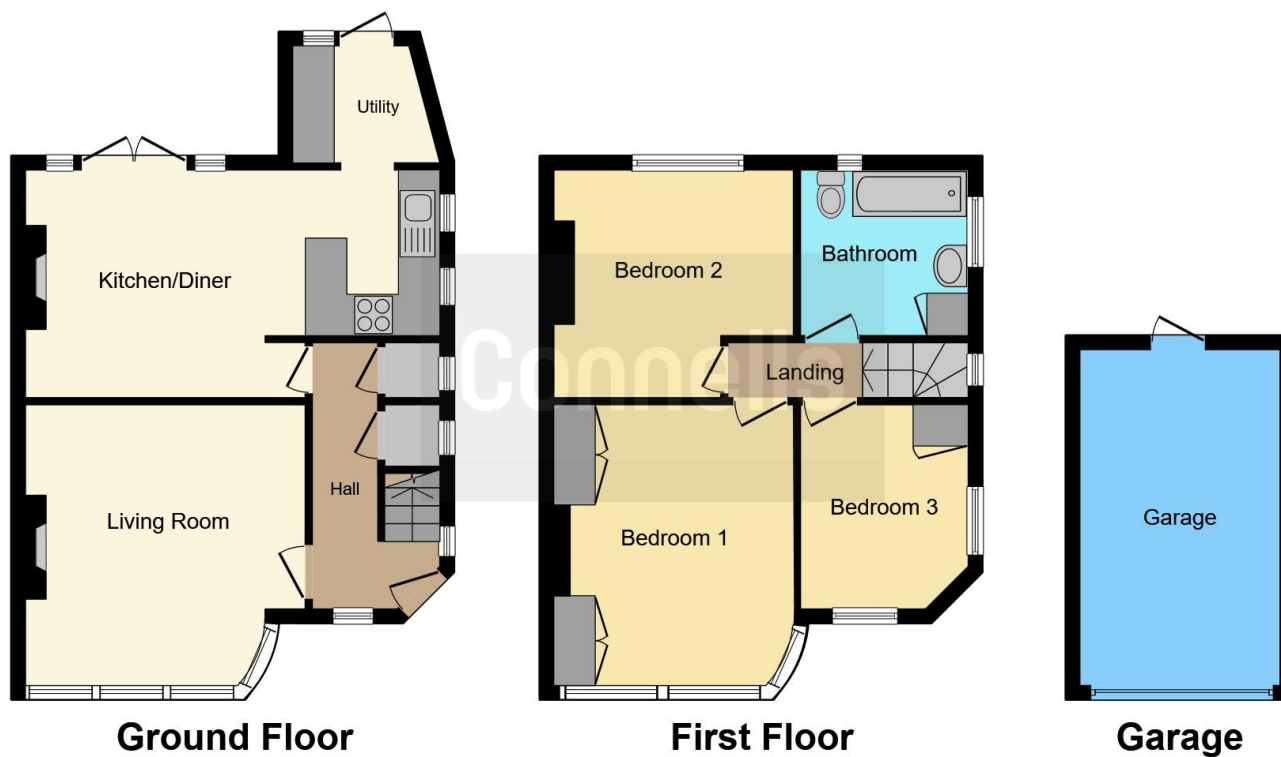
Driveway

Rear Garden









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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