



8 Quail Close, Horsham

Guide Price £650,000

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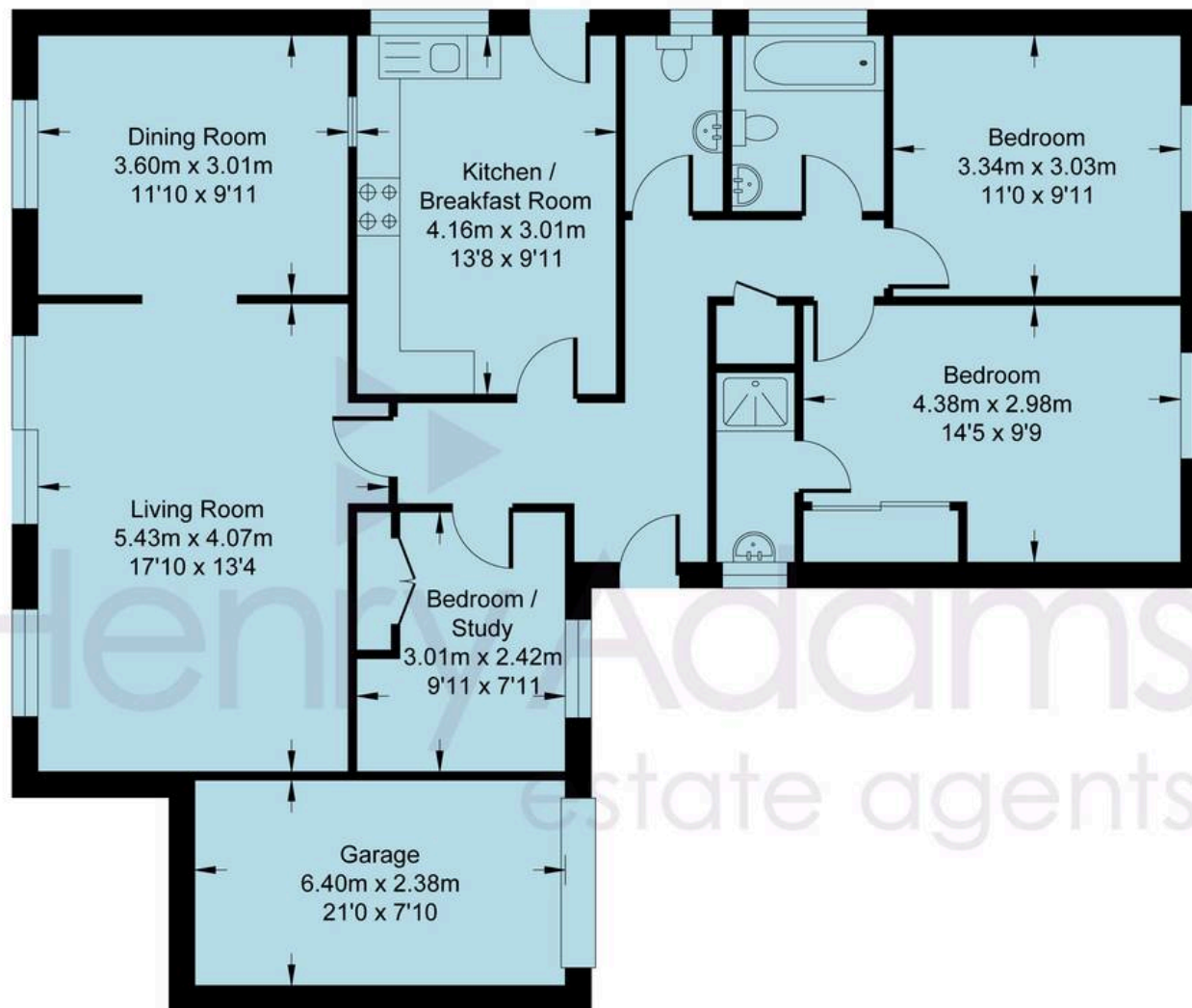
Horsham

This well presented three bedroom detached bungalow is situated in the sought after Holbrook area on the popular north side of Horsham. The property offers a spacious and versatile layout, featuring a generous living room with patio doors that open directly onto the garden, creating a seamless flow between indoor and outdoor spaces. The kitchen and breakfast room are well appointed and benefit from direct access to the garden, making al fresco dining easy and convenient. The separate dining room, located just off the living room, is ideal for entertaining family and friends. The principal bedroom enjoys the privacy of an ensuite shower room, while the remaining two bedrooms are served by a family bathroom and an additional separate WC. Bedroom three can be a study or bedroom providing flexibility for those working from home or in need of a guest room. The property also includes a garage and driveway parking, offering ample space for vehicles.

The mature rear garden is mainly laid to lawn and is complemented by a good size patio area, perfect for relaxing or hosting summer gatherings. Well established borders and planting provide a sense of privacy and seclusion, while still allowing plenty of sunlight to reach the garden. The garden can be accessed via both the kitchen and the living room, enhancing the connection between the indoor and outdoor spaces. The front of the property offers additional garden space and driveway parking, leading to the garage







Quail Close

Approximate Internal Area = 1032 sq ft / 95.89 sq m

Garage = 164 sq ft / 15.23 sq m

Total = 1196 sq ft / 111.12 sq m

For identification only - not to scale



The location is particularly convenient for families, with highly regarded junior and senior schools nearby, and Littlehaven train station within easy reach for commuters. This attractive bungalow combines comfortable living with excellent outdoor space, all set within a desirable and well-connected part of Horsham.

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 ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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.