



Deer Way, Horsham, West Sussex, RH12 1PX



woodlands



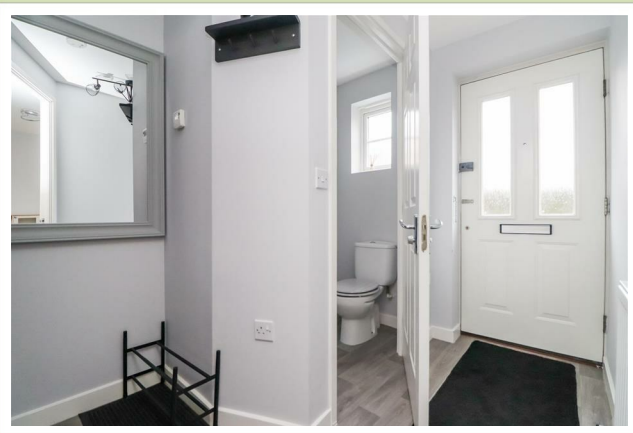
Tucked away within a sought-after residential cul-de-sac, this attractive modern home enjoys a superb setting that will appeal to families and professionals alike. The property is ideally placed within comfortable walking distance of Horsham's vibrant town centre, while also being conveniently close to well-regarded primary and secondary schools, local play parks and a variety of scenic walks. The location perfectly balances everyday convenience with a peaceful neighbourhood atmosphere.

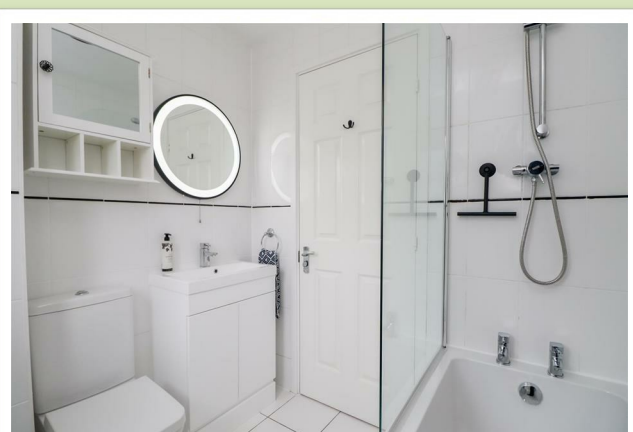
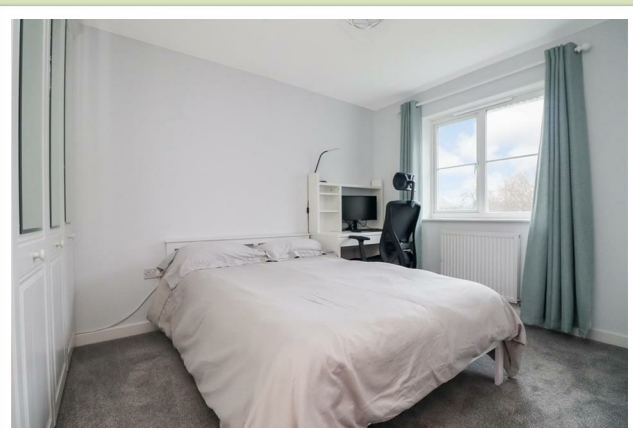
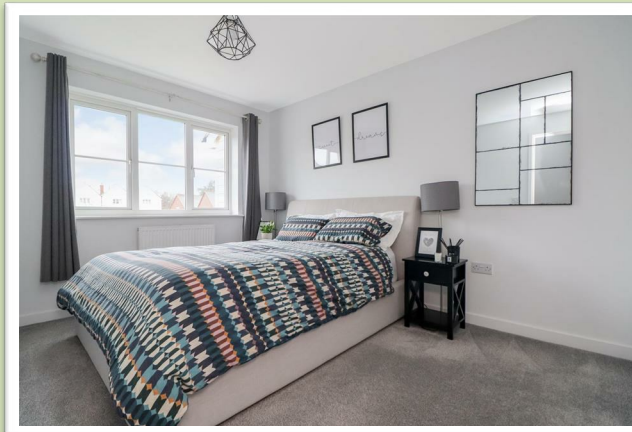
The property is approached by driveway parking for two cars, with the house offering a degree of privacy to the front with some attractive hedging. Upon entering, a welcoming reception hallway sets the tone for the accommodation with modern flooring and a well-presented guest cloakroom.

The main living room is a generous size, beautifully presented in modern neutral tones and soft carpeting. Offering a pleasant front-facing aspect and ample space for both relaxing and entertaining. To the rear of the property, the kitchen has been thoughtfully designed with a range of contemporary wall and base units and a comprehensive selection of integrated appliances, including an oven, induction hob, extractor fan, fridge, freezer and dishwasher. There is also additional space for dining along with a useful storage cupboard under the stairs, and double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers well-proportioned sleeping accommodation, with two generous double bedrooms and a single 3rd bedroom all benefiting from built-in wardrobes or cupboard space providing flexible space for family members, guests or home working. The family bathroom is finished with a recently updated white suite, with vanity sink unit, shower above the bath, heated towel rail and tiled walls and flooring.

Outside, the rear garden is a private and enclosed space, mainly laid to lawn with two decked terrace areas ensuring the sun is captured throughout the day and making the ideal spot for alfresco dining and entertaining during the warmer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**CLOAKROOM 2'10" x 5'03" (0.86m x 1.60m)**

**LIVING/DINING ROOM 12'02" x 18'0" (3.71m x 5.49m)**

**KITCHEN/BREAKFAST ROOM 15'04" x 8'05" (4.67m x 2.57m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 8'08" x 12'01" (2.64m x 3.68m)**

**BEDROOM TWO 8'08" x 12'05" (2.64m x 3.78m)**

**BEDROOM THREE 6'06" x 8'06" (1.98m x 2.59m)**

**FAMILY BATHROOM 6'05" x 5'06" (1.96m x 1.68m)**

**OUTSIDE**

**DRIVEWAY PARKING FOR 2 CARS**

**REAR GARDEN**

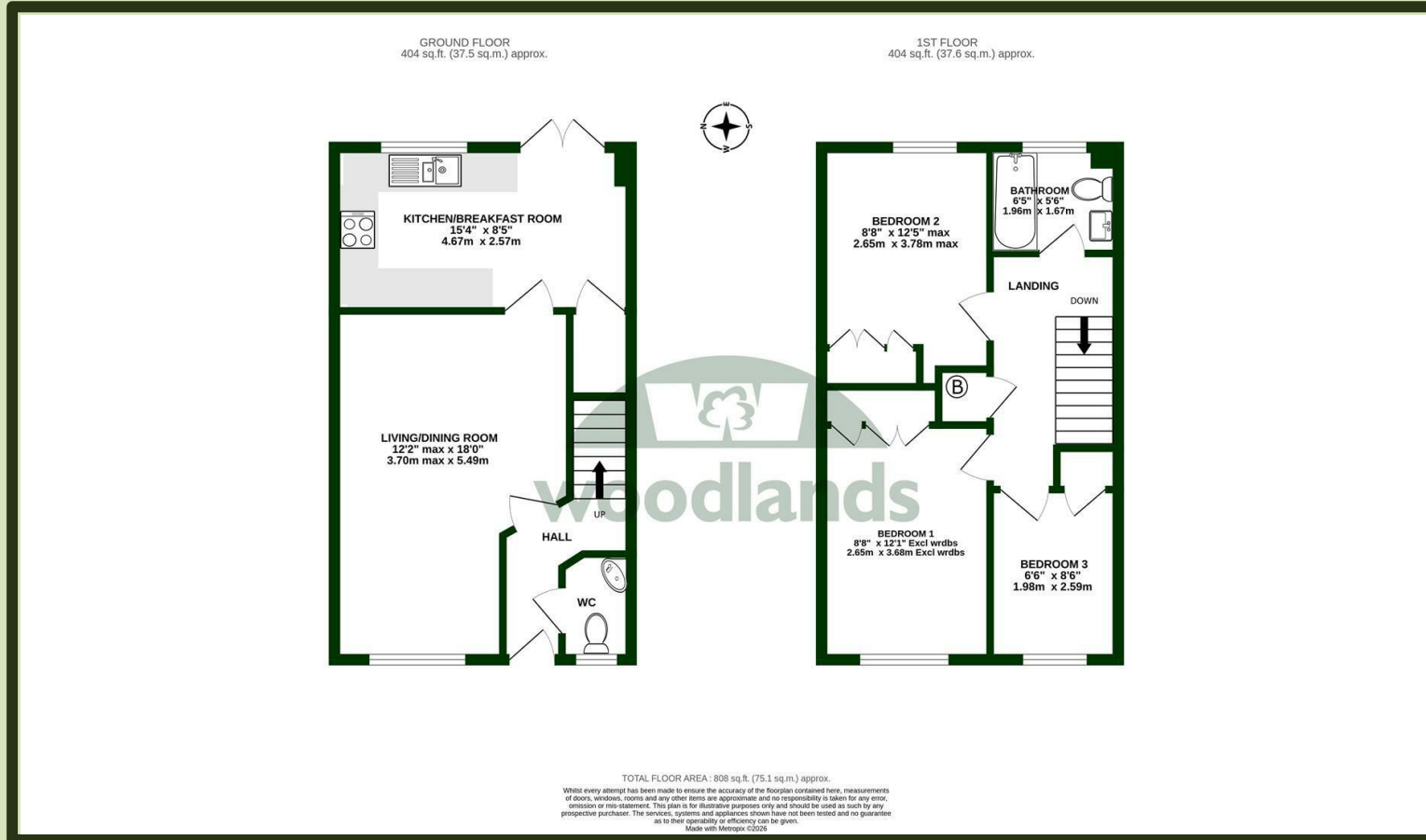
**ESTATE CHARGE: APPROX £185 PER ANNUM**



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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

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**LOCATION:** The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights into Albion Way. At the roundabout go straight over and proceed to the traffic lights. At the first set go straight ahead and at the second set turn right into The Bishopric. Proceed along this road and turn left immediately after The Co-Op and Pets Corner into Blackbridge Lane. Proceed along this road and past the two schools. Take the second on the right into Hills Farm Lane and then first left into Deer Way.

**COUNCIL TAX:** Band D.

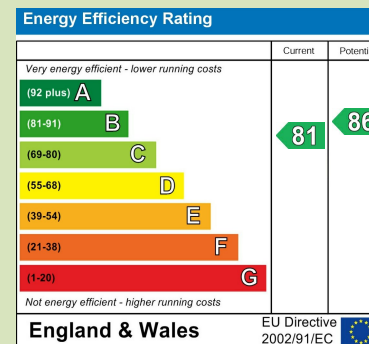
**EPC Rating:** B.

**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.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**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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