



Irwin Drive, Horsham, West Sussex, RH12 1NH



woodlands



Brought to the market with no onward chain and tucked away in one of Horsham's most desirable residential roads, this three-bedroom detached home presents an exciting opportunity for buyers looking to create something truly special. With excellent potential to extend and enhance (subject to the usual consents), the property offers the perfect foundation for a substantial and stylish family home in a location that consistently proves popular.

Set within the highly regarded Irwin Drive, just off Guildford Road, the position strikes a superb balance between tranquillity and convenience. Horsham's vibrant town centre - with its excellent selection of shops, cafés, restaurants and bars - is within easy reach, while families will value the close proximity to well-regarded primary and secondary schools, including Tanbridge House School. For commuters, the nearby mainline station provides swift connections, making day-to-day travel straightforward. The property is also situated just a stone's throw from the Red River which forms part of the Riverside Walk that takes in Horsham town centre, beautiful riverside views and local sites of historical interest.

Approaching the property, a generous driveway offers ample off-road parking, with additional side access leading through to a detached single garage at the rear. Stepping inside, the entrance hall creates an inviting first impression and is complemented by a useful ground floor cloakroom. To the front, a versatile additional reception room offers flexibility as a home office, snug, or even a ground floor guest bedroom if required.

The main living accommodation is particularly impressive, with a spacious open-plan sitting and dining room stretching from front to back. This dual-aspect layout fills the space with natural light, enhanced by a charming bay window to the front and sliding patio doors at the rear that open directly onto the garden - ideal for both everyday living and entertaining.

The kitchen, positioned to the rear, is well laid out with a range of base and wall units, space for freestanding appliances, and clear potential for modernisation or reconfiguration to suit contemporary tastes.

Upstairs, the property continues to deliver, offering three well-proportioned bedrooms, including two comfortable doubles and a generous single room. The shower room is smartly presented and could easily be adapted to a bathroom if desired, while a separate WC adds further practicality for busy households.

Outside, the rear garden is a standout feature - generous in size and thoughtfully arranged, with a wide lawn and established planting providing both privacy and a pleasant green outlook. It's a wonderful setting for families, gardening enthusiasts, or simply relaxing in peaceful surroundings.

Overall, this is a rare opportunity to acquire a well-located home with space, flexibility, and significant potential - perfect for those looking to put their own stamp on a property in a prime Horsham setting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'02" x 13'05" (0.97m x 4.09m)

LIVING ROOM 10'01" x 12'0" (3.07m x 3.66m)

DINING ROOM 11'08" x 10'09" (3.56m x 3.28m)

KITCHEN 10'0" x 7'10" (3.05m x 2.39m)

STUDY 8'01" x 8'11" (2.46m x 2.72m)

CLOAKROOM 5'07" x 2'04" (1.70m x 0.71m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'03" x 12'01" (4.04m x 3.68m)

BEDROOM TWO 13'03" x 11'0" (4.04m x 3.35m)

BEDROOM THREE 10'0" x 7'06" (3.05m x 2.29m)

SHOWER ROOM 8'10" x 4'11" (2.69m x 1.50m)

W.C 5'11" x 2'08" (1.80m x 0.81m)

OUTSIDE

DRIVEWAY PARKING

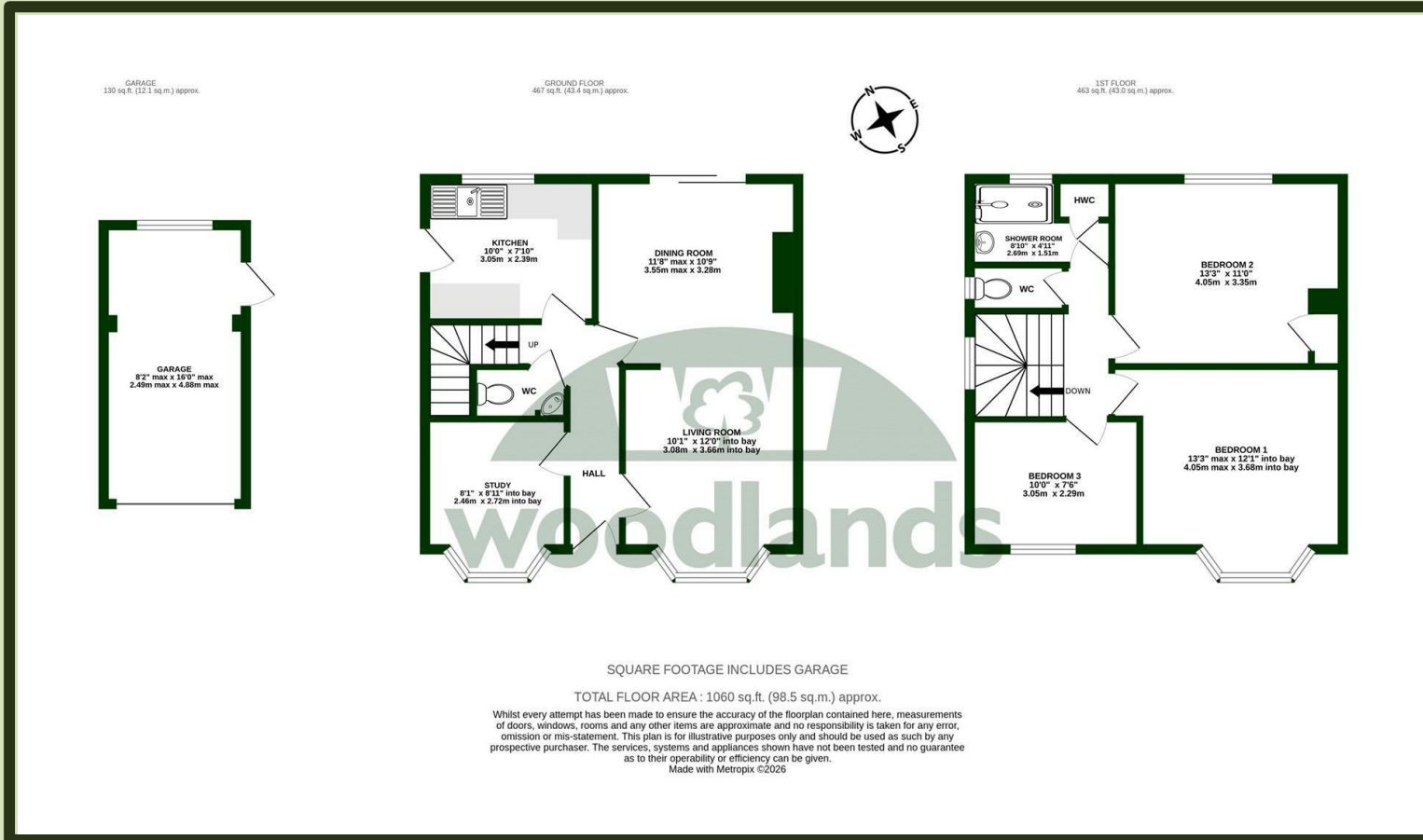
REAR GARDEN

GARAGE 8'02" x 16'0" (2.49m x 4.88m)

NO ONWARD CHAIN



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**LOCATION:** The property is situated in this convenient and much sought after residential area, located in West Horsham less than half a mile from the town centre. 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. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). You are spoiled 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 and there is Piries Place with 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 turn left at the traffic lights onto Albion Way. Go straight ahead at the roundabout and at the first set of traffic lights proceed straight ahead. At the second set of lights, turn right into The Bishopric. Proceed into Guildford Road, passing the Co-op and Pets Corner on your left hand side. Irwin Drive is then the second turning on the right.

**COUNCIL TAX:** Band F.

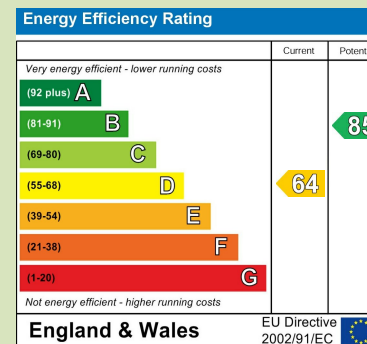
**EPC Rating:** D.

**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.

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



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