



Kidmans Close, Horsham, West Sussex, RH12 4AY



woodlands



Nestled towards the end of peaceful cul-de-sac, this spacious two double bedroom bungalow offers the ease and comfort of single-storey living, set within attractive and well-maintained grounds. Ideally positioned just moments from Littlehaven train station, with convenient direct links to Gatwick and London, the property is perfectly suited for those seeking both tranquillity and connectivity. The bustling and historic market town of Horsham is also within easy reach, renowned for its charming green spaces, excellent amenities, and a wide selection of shops, bars, and restaurants - making it a highly desirable place to call home.

Offering the new owners exciting opportunity to modernise and enhance, the property is approached via a private driveway providing off-road parking for two vehicles, leading to an attached single garage with an electric door.

A side entrance opens into a welcoming hallway, complete with useful storage cupboards, setting the tone for the well-proportioned accommodation throughout. To the front of the home, a bright and spacious living/dining room benefits from an abundance of natural light thanks to dual windows that create an inviting space for both relaxation and entertaining.

The kitchen is thoughtfully arranged with a range of base and wall units, complemented by a fitted oven and hob, and flows through to a conservatory via a glazed door - offering a delightful additional area for dining or enjoying a peaceful secluded part of the garden. There is also a well-appointed family bathroom serving the home.

Both bedrooms are generously sized doubles, each featuring fitted wardrobes, with the principal bedroom further enhanced by mirrored finishes. Both rooms enjoy pleasant outlooks over the private and established rear garden, providing a peaceful retreat to the rear of the property.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING/DINING ROOM 23'11" x 12'11" (7.29m x 3.94m)

KITCHEN 11'03" x 8'05" (3.43m x 2.57m)

CONSERVATORY 9'0" x 12'04" (2.74m x 3.76m)

BEDROOM ONE 14'03" x 9'11" (4.34m x 3.02m)

BEDROOM TWO 9'04" x 9'11" (2.84m x 3.02m)

BATHROOM 5'05" x 7'11" (1.65m x 2.41m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

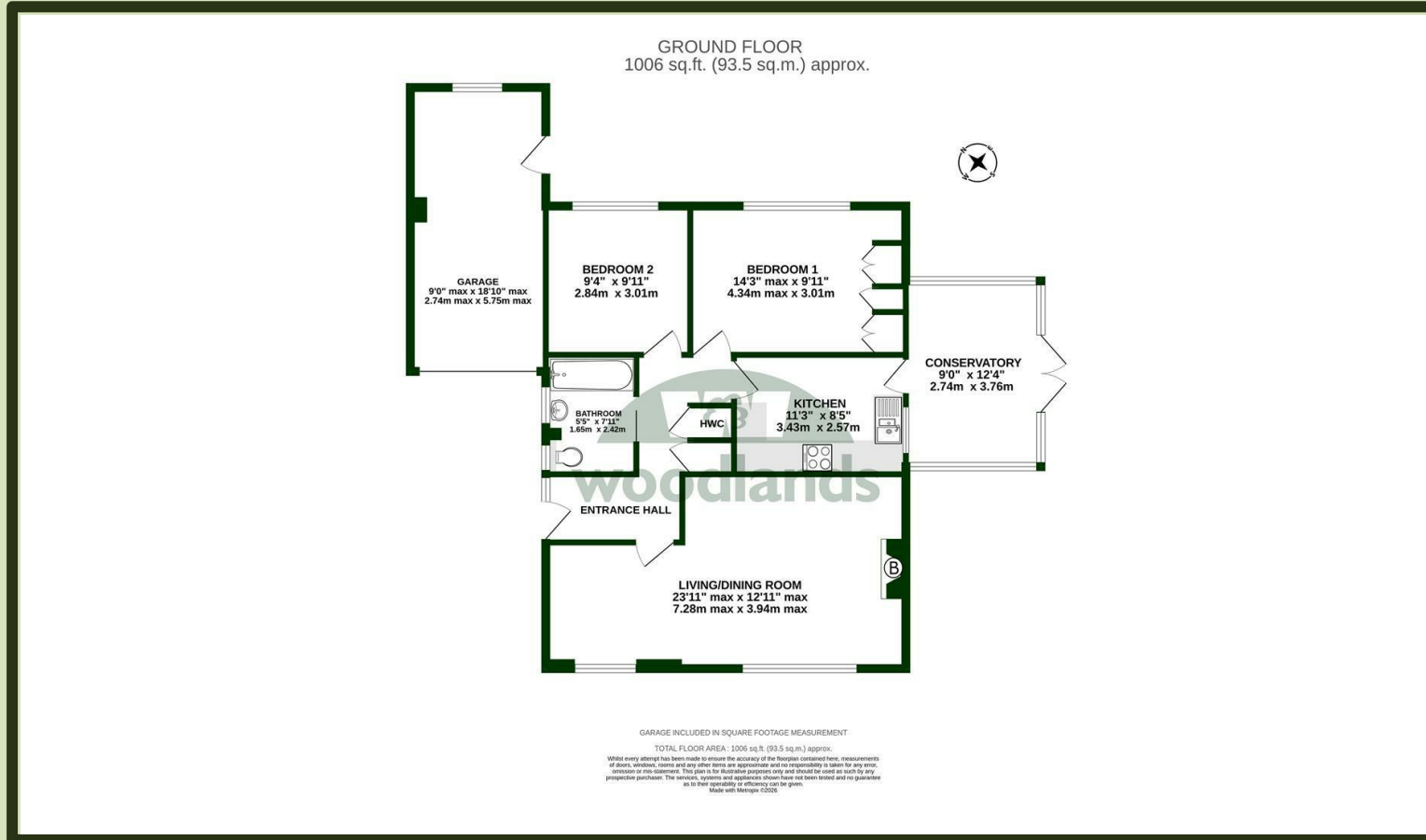
GARAGE 9'0" x 18'10" (2.74m x 5.74m)

REAR GARDEN

NO ONWARD CHAIN



www.woodlands-estates.co.uk



LOCATION: The property is situated in a cul-de-sac location offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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. 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. There is also Piries Place which offers a selection of restaurants and an Everyman Cinema. 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 railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Ruspur Road. Proceed along this road where Kidmans Close can be found on the right hand side just before Littlehaven Station Halt.

COUNCIL TAX: Band E.

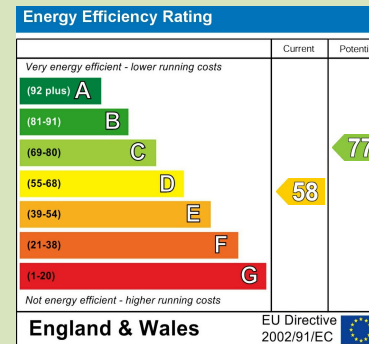
EPC Rating: D.

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.

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.



These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.