



South Holmes Road, Horsham, West Sussex, RH13 6HP



woodlands



Positioned on the popular north-eastern side of Horsham, this well-proportioned split-level maisonette enjoys an exceptionally convenient setting, ideal for commuters and families alike. Excellent transport links are close at hand, with swift access to the A264, the M23 and onward connections to Gatwick Airport. The property is also superbly located for local schooling, lying within easy reach of the highly regarded Leechpool Primary School while both The Forest School and Millais Girls' School are within easy reach.

Nature lovers and outdoor enthusiasts will appreciate the close proximity to the beautiful Leechpool Woods and a well-equipped children's play area just moments from the doorstep. Horsham's vibrant town centre is also easily accessible, providing an extensive range of independent boutiques and national retailers, alongside an excellent selection of cafés, bars and restaurants that contribute to the town's lively social atmosphere.

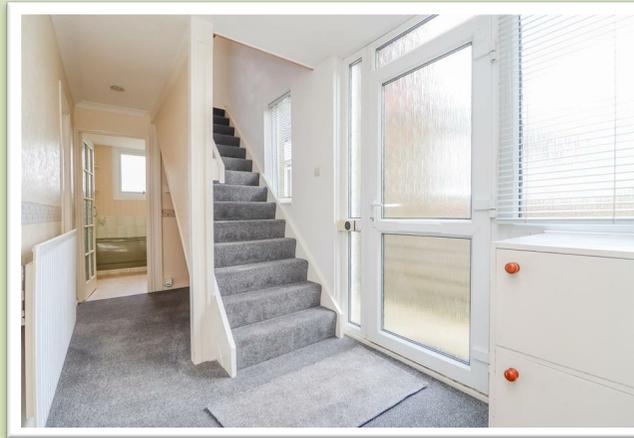
The property itself is a purpose-built two-bedroom maisonette arranged over split levels, offering spacious and well-balanced accommodation throughout. While already comfortable and well presented, the home presents an exciting opportunity for buyers to personalise and enhance the space with some light modernisation, creating a truly impressive home.

Accessed via external steps leading to the first floor, a private entrance opens into a welcoming hallway with practical space for coats and footwear storage. The kitchen enjoys an abundance of natural light from a large front-facing window and offers a range of fitted units along with ample space for appliances. Both bedrooms are positioned on this level, each generously sized, with the principal bedroom providing a particularly spacious double room.

Stairs rise to the upper floor where an impressive living room forms the heart of the home. This wonderfully bright space benefits from a dual aspect, allowing light to pour in throughout the day. Patio doors open onto a standout feature - a substantial south-facing terrace, perfectly suited for outdoor dining, entertaining guests, or simply unwinding in the sunshine after a long day.

Externally, residents enjoy communal lawned areas to the front along with communal parking, completing this appealing and conveniently located home.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

EXTERNAL STEPS LEADING TO:

FIRST FLOOR

FRONT DOOR TO:

ENTRANCE HALL 6'01" x 14'01" (1.85m x 4.29m)

KITCHEN/DINING ROOM 9'08" x 13'10" (2.95m x 4.22m)

BEDROOM 9'08" x 17'04" (2.95m x 5.28m)

BATHROOM 5'10" x 7'09" (1.78m x 2.36m)

STAIRS TO:

SECOND FLOOR

LIVING ROOM 12'07" x 15'04" (3.84m x 4.67m)

ROOF TERRACE 16'0" x 14'07" (4.88m x 4.45m)

OUTSIDE

COMMUNAL PARKING

COMMUNAL GROUNDS

OUTGOINGS

LEASE LENGTH: 89 YEARS

SERVICE CHARGE: £857.16 PER ANNUM

GROUND RENT: INCLUDED IN SERVICE CHARGE

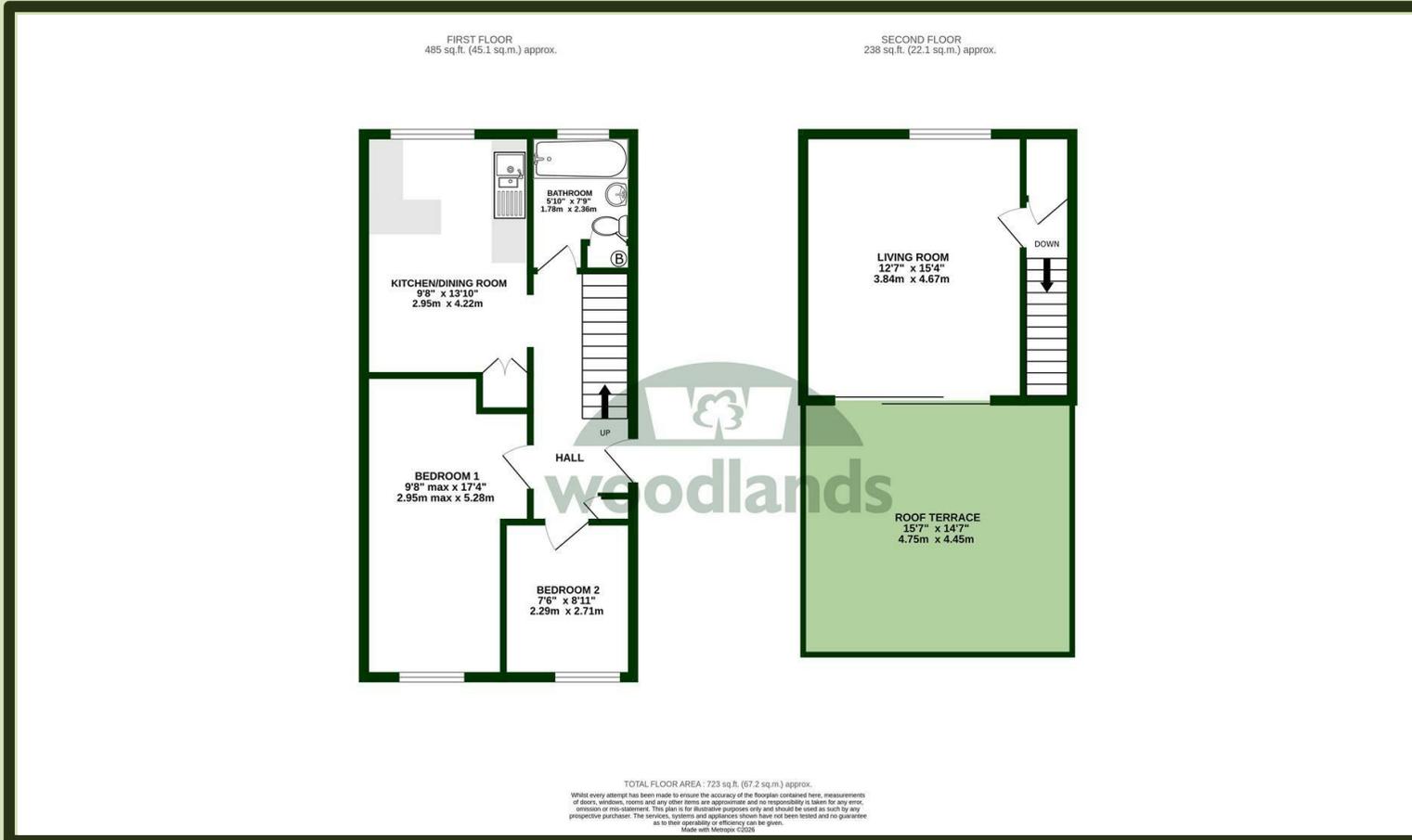
NO ONWARD CHAIN



www.woodlands-estates.co.uk

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DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. Go straight across at the roundabout and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the third exit, following the signs to Crawley. South Holmes Road is then the second turning on the right, just before the big set of traffic lights.

COUNCIL TAX: Band B.

EPC Rating: To be confirmed.

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.

