

Station Road, Horsham, West Sussex, RH13 5EU

woodlands

Station Road, Horsham, West Sussex, RH13 5EU

£590,000







This beautifully improved four bedroom semi-detached home delivers modern family living in an exceptional central Horsham location. Perfectly positioned in the heart of town, Horsham railway station is just a few minutes' walk away, while the wonderful open spaces of Horsham Park and the bustling town centre are also within easy reach. With its fantastic selection of independent shops, major high street names and an abundance of restaurants, cafés and bars all close at hand, this really is a superb setting for a family wanting convenience without compromising on space.

Significantly renovated and enhanced in recent years, the house has been thoughtfully designed to create a relaxed, comfortable and highly practical home. Steps rise to a covered entrance porch, opening into a bright and welcoming hallway that immediately sets the tone for the accommodation beyond.

The sitting room provides a cosy retreat from the more sociable areas of the house, creating a comfortable space to unwind in front of the television at the end of the day. Elsewhere off the hallway is a useful area for coats and everyday essentials, together with a convenient guest cloakroom.

Without doubt, the heart of the home is the superb kitchen/dining room. Spacious, stylish and designed with family life and entertaining in mind, it features an attractive range of fitted wall and base units alongside plenty of room for a substantial dining table. Bi-fold doors open directly onto the expansive rear garden, creating a fantastic connection between the house and outside space during the warmer months.

Adding even greater versatility is the basement level, where a generous additional room is currently put to excellent use as a family room and children's playroom. Benefitting from natural light, this adaptable space could just as easily become a dedicated home office, occasional guest bedroom or a combination of uses as family needs change.

The first floor continues to impress with three double bedrooms, offering excellent flexibility for children, guests or working from home. The largest of these benefits from fitted wardrobe storage and its own compact en-suite shower room, while a well-presented family bathroom serves the remaining bedrooms on this level.

Occupying the entire top floor is the impressive principal suite, creating a wonderfully private retreat away from the main living accommodation. Alongside the generous bedroom space is a large walk-in wardrobe area, atmospheric accent ceiling lighting and a private en-suite shower room, giving the top floor a real sense of separation and luxury.

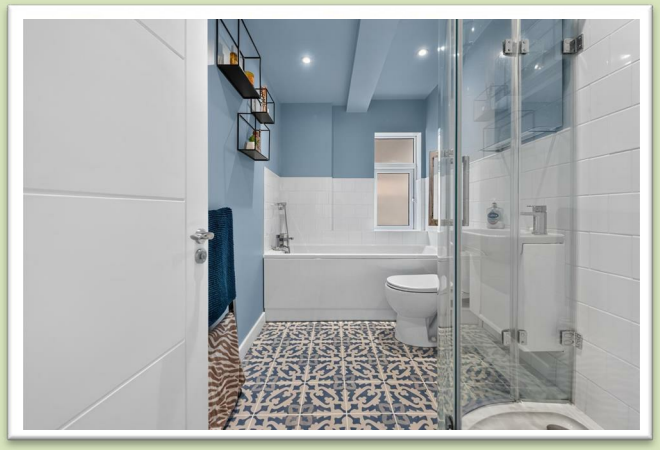
Outside, the rear garden is another major highlight and provides exactly the sort of space families will love. A generous expanse of lawn offers plenty of room for children to play, while the large decked area creates the perfect setting for summer dining, barbecues and entertaining friends. Combining extensive and versatile accommodation, excellent outside space and an enviable position within walking distance of Horsham station, park and town centre, this is an exciting family home in a location that is difficult to beat.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

STORM PORCH

HALLWAY

LIVING ROOM 10'10" x 9'8" (3.30m x 2.95m)

CLOAKROOM

KITCHEN 11'5" x 11'1" (3.48m x 3.38m)

DINING ROOM 9'5" x 8'7" (2.87m x 2.62m)

STAIRS DOWN TO:

LOWER GROUND FLOOR

RECEPTION/PLAY ROOM 13'10" x 7'11" (4.22m x 2.41m)

FIRST FLOOR

LANDING

BEDROOM TWO 11'9" x 9'7" (3.58m x 2.92m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 9'5" x 8'9" (2.87m x 2.67m)

BEDROOM FOUR 9'6" x 8'4" (2.90m x 2.54m)

FAMILY BATHROOM 9'6" x 5'7" (2.90m x 1.70m)

SECOND FLOOR

LANDING

BEDROOM ONE 11'9" x 11'5" (3.58m x 3.48m)

WALK-IN WARDROBE

EN-SUITE BATHROOM 9'1" x 6'5" (2.77m x 1.96m)

OUTSIDE

REAR GARDEN

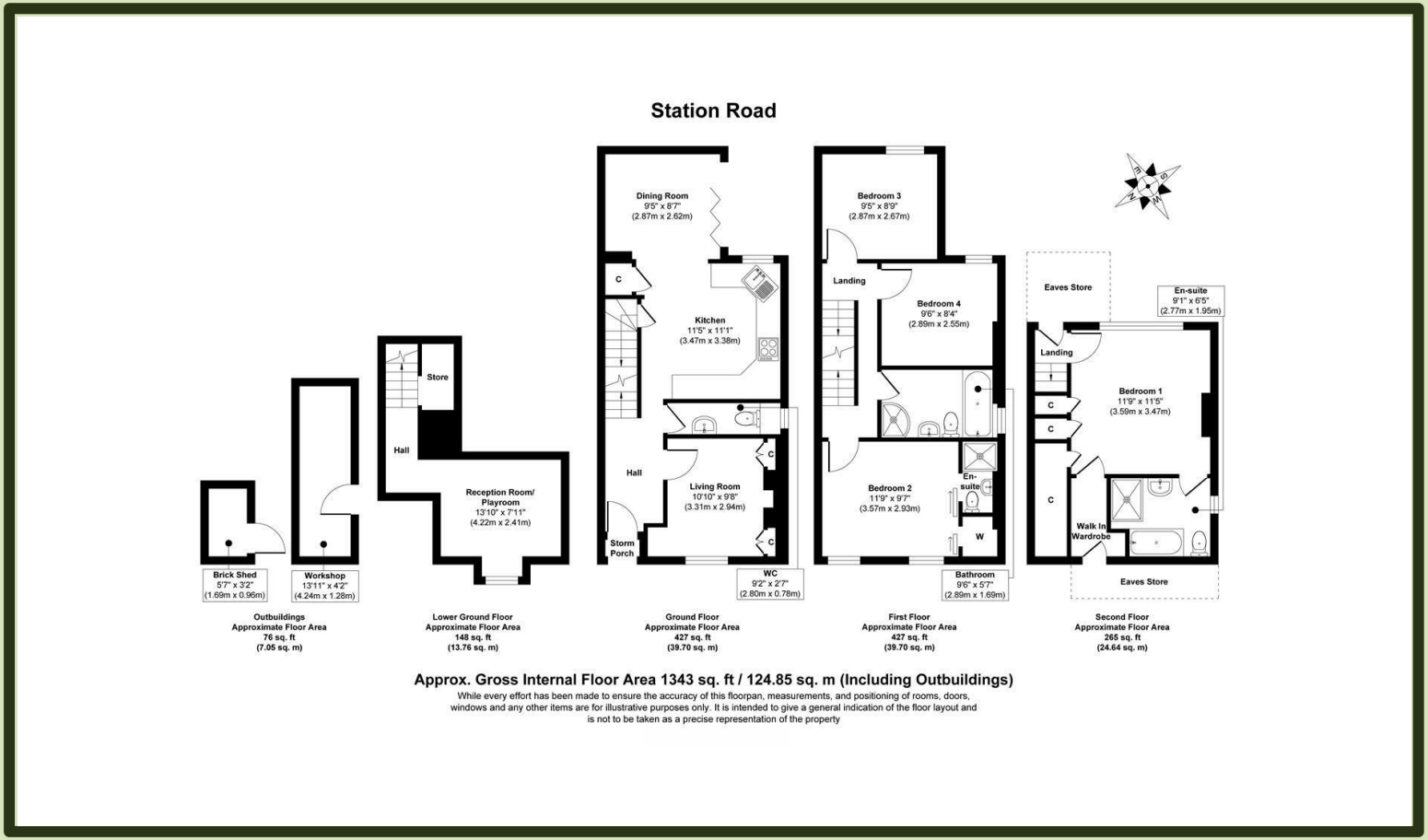
woodlands

www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

Station Road, Horsham, West Sussex, RH13 5EU

£590,000



DIRECTIONS: From Horsham town centre proceed along North Street heading towards the railway station. At the roundabout go straight across and over the railway bridge. At the roundabout, double back on yourself and take the fourth exit (back towards the town centre). Take the first turning on the left just after the roundabout into Station Road.

COUNCIL TAX: Band D.

EPC Rating: C.

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.

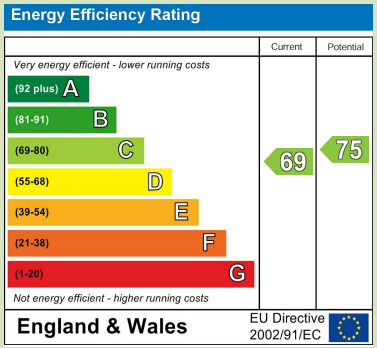
Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied 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.

woodlands

Tel: 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.