Chesworth Gardens, Horsham, West Sussex, RH13 5AR

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£500,000

A superb opportunity to acquire a well-presented three-bedroom semi-detached home, ideally positioned within a modern and highly sought-after cul-de-sac in central Horsham. Offered for sale with no onward chain, this attractive property combines generous accommodation, excellent practicality and a wonderfully convenient location - making it an ideal choice for families, downsizers or those looking to enjoy everything this vibrant West Sussex town has to offer.

One of the property's greatest attractions is undoubtedly its location. The centre of Horsham is within easy walking distance, placing an impressive selection of independent shops, everyday amenities, restaurants, cafés and entertainment venues right on your doorstep. The area is also renowned for its beautiful surrounding countryside, with Chesworth Farm just a short distance away and offering a fantastic network of walks through the Sussex landscape. St Leonards Forest and the South Downs National Park are also readily accessible, while excellent local schooling and convenient transport links further enhance the appeal for families and commuters alike.

A driveway provides parking and leads to the attached single garage, while the front entrance opens into a welcoming hallway with a useful downstairs cloakroom. From here, the main living accommodation immediately impresses with its bright and airy feel. The spacious sitting room benefits from large windows that flood the room with natural light, complemented by neutral décor and plenty of space for comfortable furnishings. Stairs rise to the first floor, while the room flows naturally through to a generous dining area.

From the dining space, sliding patio doors open into the conservatory, which benefits from a solid roof and therefore provides a genuinely versatile additional reception area that can be enjoyed throughout the year. This creates an excellent extension to the main living space, whether used for relaxing, entertaining or as a more informal family area.

The kitchen is well equipped with a good selection of wall and base units, an integrated under-counter fridge and freezer, together with space for additional freestanding appliances. A particularly useful large under-stairs storage cupboard adds further practicality and helps keep the living areas beautifully organised.

Upstairs, there are three well-proportioned bedrooms, all comfortably capable of accommodating a double bed. The principal bedroom and second bedroom are particularly generous in size and both benefit from fitted wardrobes, providing excellent built-in storage. The remaining bedroom offers further flexibility as a child's room, guest bedroom or home office if required, whilst a modern shower room with double shower tray and vanity unit completes the internal accommodation.

Outside, the rear garden has been designed with ease of maintenance in mind, being predominantly paved and complemented by established border planting. There is ample space for outdoor seating and entertaining, while the low-maintenance layout also provides the opportunity to introduce colourful pots and planters or, for those wanting more greenery, re-landscape to incorporate a lawn.

A door from the garden provides direct access into the garage, which offers space for a vehicle alongside additional storage or white goods if required.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

DOOR TO:

ENTRANCE HALL

CLOAKROOM 3'7" x 4'4" (1.09m x 1.32m)

LIVING ROOM 16'7" x 15'3" (5.05m x 4.65m)

DINING ROOM 8'4" x 11'6" (2.54m x 3.51m)

CONSERVATORY 9'5" x 10'3" (2.87m x 3.12m)

KITCHEN 7'11" x 11'6" (2.41m x 3.51m)

FIRST FLOOR

BEDROOM ONE 8'10" x 15'1" (2.69m x 4.60m)

BEDROOM TWO 8'9" x 10'4" (2.67m x 3.15m)

BEDROOM THREE 7'5" x 11'2" (2.26m x 3.40m)

SHOWER ROOM 7'5" x 6'9" (2.26m x 2.06m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

GARAGE 8'5" x 17'3" (2.57m x 5.26m)

REAR GARDEN

NO ONWARD CHAIN

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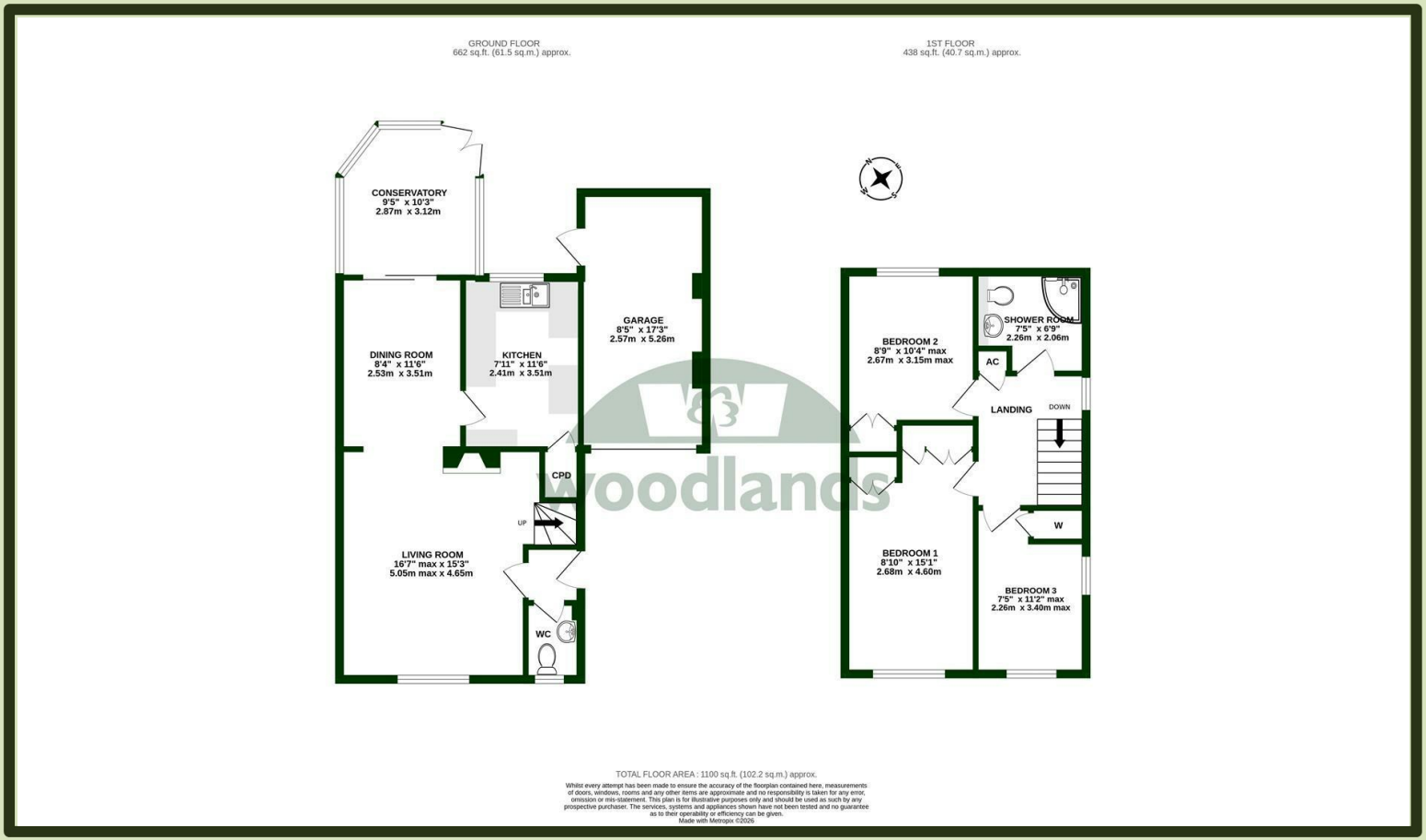

LOCATION: The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Despite the central location, it is just a short walk from Chesworth Farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Way, then right at the next set of traffic lights into East Street. Follow the road round to the left into Denne Road and take the third turning on the left into Chesworth Lane. Chesworth Gardens is then the second turning on the left.

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.

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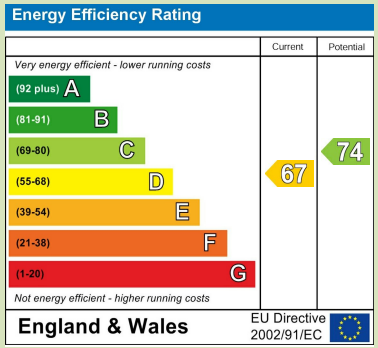
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.



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