



Downsview Road, Horsham, West Sussex, RH12 4PF





Offered to the market with no onward chain, this well-proportioned three-bedroom terraced home enjoys a peaceful position within a quiet cul-de-sac on the ever-popular north-eastern side of Horsham. Perfectly suited to families and commuters alike, the property combines spacious accommodation with exciting scope for future enhancement, thanks to its attached garage which offers excellent potential for conversion into additional living space, subject to the necessary planning permissions and building regulations.

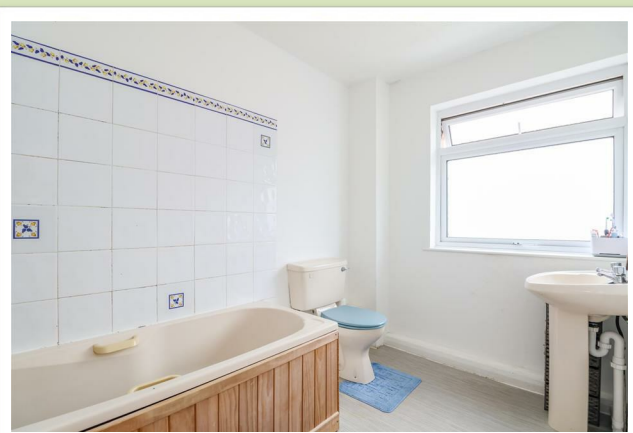
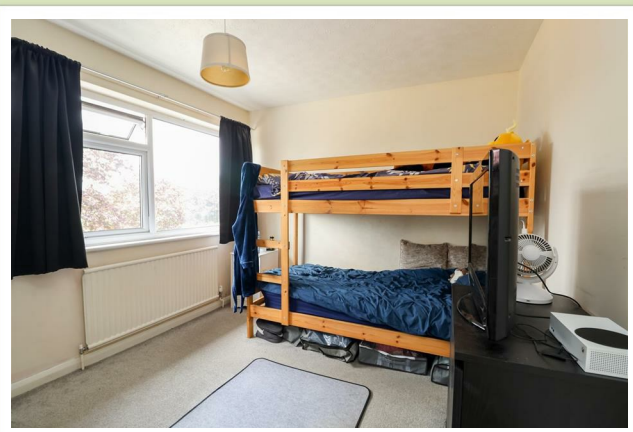
The property is approached via a driveway providing off-road parking in front of the attached garage, while a covered entrance porch and a useful external storage cupboard add everyday practicality before stepping inside. The hallway gives access to a convenient ground floor cloakroom, while to the front of the property the fitted kitchen offers a range of wall and base units together with space for freestanding appliances. Spanning the rear of the house is a generous living and dining room, creating an excellent space for both relaxing and entertaining, with sliding patio doors opening directly onto the rear garden and allowing plenty of natural light to flood the room.

Upstairs, the accommodation continues with three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, all served by a family bathroom. Outside, the rear garden is predominantly laid to lawn, complemented by a block-paved patio that provides the perfect spot for outdoor dining or enjoying the warmer months.

The location is another standout feature. Situated within easy reach of everyday amenities, the property is just a short stroll from a local parade of shops including a convenience store, as well as the highly regarded St Robert Southwell and Littlehaven schools. The popular Norfolk Arms pub is also within walking distance, alongside extensive woodland walks, open playing fields and children's play areas, offering an abundance of outdoor leisure opportunities right on the doorstep.

For commuters, Littlehaven mainline station is approximately one mile away, providing direct services to London Victoria, while Junction 11 of the M23 is just a short drive, offering excellent road links to Gatwick Airport, Crawley, Brighton and beyond. Horsham town centre is also easily accessible, boasting an impressive selection of shops, cafés, restaurants and leisure facilities, with nearby bus routes providing convenient connections throughout the area. Combining a sought-after location, well-balanced accommodation and excellent potential to add value, this is a fantastic opportunity to secure a wonderful family home in one of Horsham's most desirable residential settings.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

KITCHEN 12'0 x 6'7 (3.66m x 2.01m)

DOWNSTAIRS WC 7'9 x 2'10 (2.36m x 0.86m)

LIVING/DINING ROOM 17'10 x 14'7 (5.44m x 4.45m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'3 x 11'2 (3.43m x 3.40m)

BEDROOM TWO 11'7 x 9'6 (3.53m x 2.90m)

BEDROOM THREE 14'2 x 6'5 (4.32m x 1.96m)

BATHROOM 9'6 x 6'1 (2.90m x 1.85m)

OUTSIDE

ATTACHED GARAGE 15'8 x 7'8 (4.78m x 2.34m)

DRIVEWAY WITH OFF ROAD PARKING

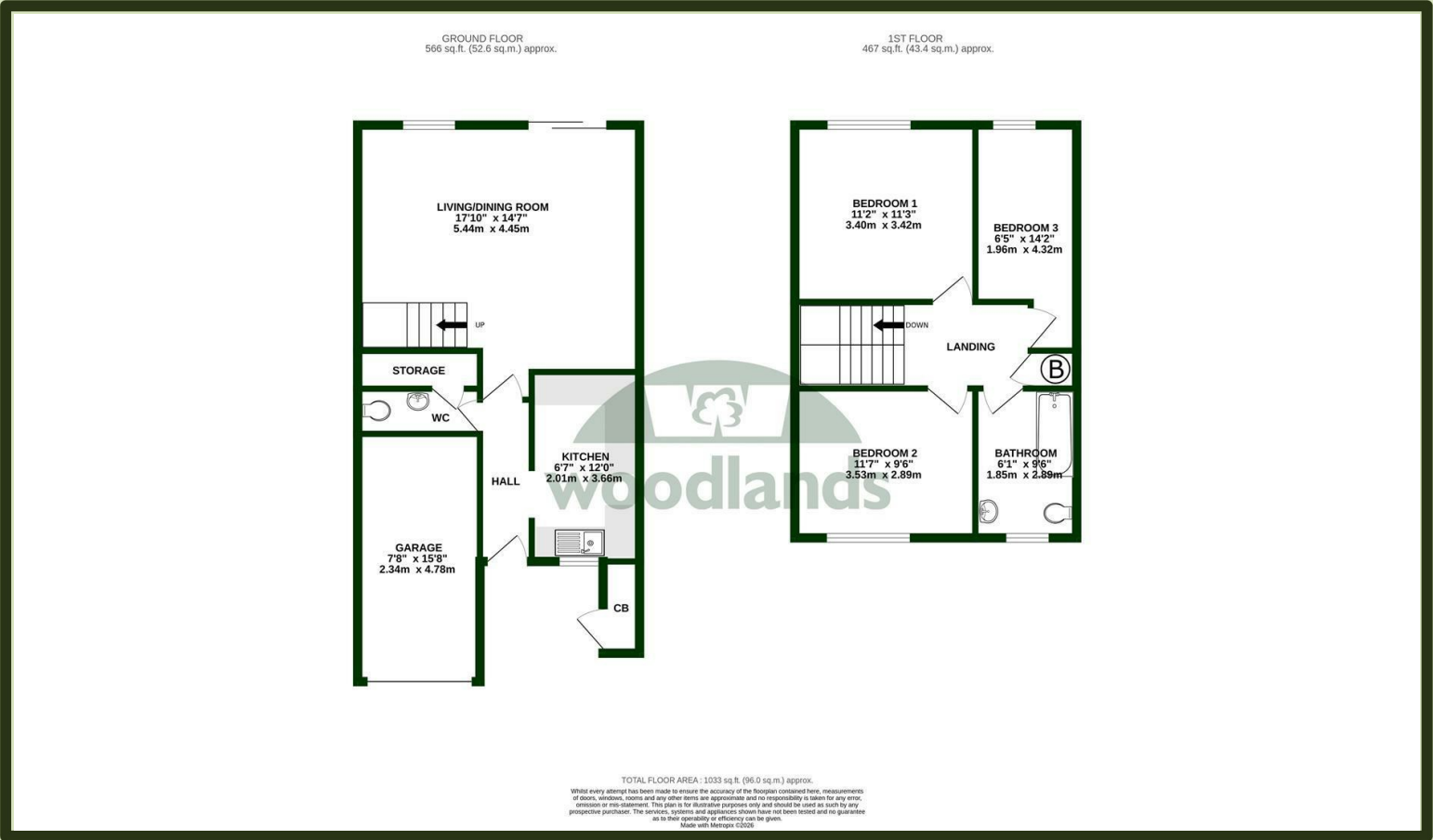
REAR GARDEN



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LOCATION: Downsview Road is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. There are also two mainline railway stations within the town, both with direct links to Gatwick and London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, and go straight ahead. Continue past the church on the left hand side then take the second turning on the left into Lambs Farm Road. Take the first right into Brushwood Road where Downsview Road can be found first turning on the left.

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.

