



Macleod Road, Horsham, West Sussex, RH13 5JG





Offered for sale with no onward chain, this sympathetically extended home provides a fantastic combination of space, flexibility and practicality, making it particularly well suited to modern family life. Set within a popular residential area, the property enjoys an enviable position within easy walking distance of Horsham town centre and the mainline railway station, while families will also appreciate the excellent proximity to both Millais and Forest Schools.

The property is approached via a private front garden, thoughtfully enclosed by a high hedge, which also provides potential off-road parking, subject to the necessary planning consent. A useful enclosed porch opens into a bright and welcoming entrance hall, immediately creating a light and pleasant feel that continues throughout the home. To the front sits a generous living room, enhanced by an attractive feature bay window.

The real heart of the property is undoubtedly the impressive open-plan kitchen and dining area, creating a superb space for everyday family life and entertaining alike. The dining area features a charming wood-burning stove and French doors opening directly onto the enclosed rear garden, while the kitchen flows naturally into a useful side utility extension. With glazed roofing flooding the space with natural light, the utility area offers excellent practicality, with an additional sink, a generous range of fitted wall and base units and space for freestanding appliances, whilst the kitchen also features an integrated dishwasher, oven and gas hob.

Completing the ground floor is a convenient guest cloakroom and a versatile additional room, ideally suited to use as a home office, study or quiet workspace. Upstairs, the accommodation continues to impress, with the first floor having been newly decorated and finished with fresh carpeting to create a bright and inviting environment. There are three well-proportioned bedrooms, including two generous doubles and a large single bedroom with useful storage, alongside a spacious family bathroom fitted with a P-shaped bath and shower over.

Outside, the rear garden provides a wonderfully private and enclosed retreat, being predominantly laid to lawn with a small patio area – the perfect setting for relaxing, entertaining or enjoying family time outdoors.

Overall, this is a superbly positioned and thoughtfully extended home offering an excellent balance of character, versatility and modern family living, all within easy reach of the very best that Horsham has to offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 6'06" x 2'03" (1.98m x 0.69m)

HALLWAY 6'05" x 10'03" (1.96m x 3.12m)

LIVING ROOM 11'02" x 12'06" (3.40m x 3.81m)

OPEN PLAN KITCHEN/DINER

KITCHEN AREA 8'06" x 8'02" (2.59m x 2.49m)

DINING AREA 11'01" x 12'07" (3.38m x 3.84m)

UTILITY ROOM 7'04" x 16'08" (2.24m x 5.08m)

CLOAKROOM 2'07" x 6'02" (0.79m x 1.88m)

STUDY 6'03" x 7'10" (1.91m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'0" x 14'0" (3.05m x 4.27m)

BEDROOM TWO 10'01" x 11'06" (3.07m x 3.51m)

BEDROOM THREE 7'07" x 9'06" (2.31m x 2.90m)

BATHROOM 8'08" x 8'05" (2.64m x 2.57m)

OUTSIDE

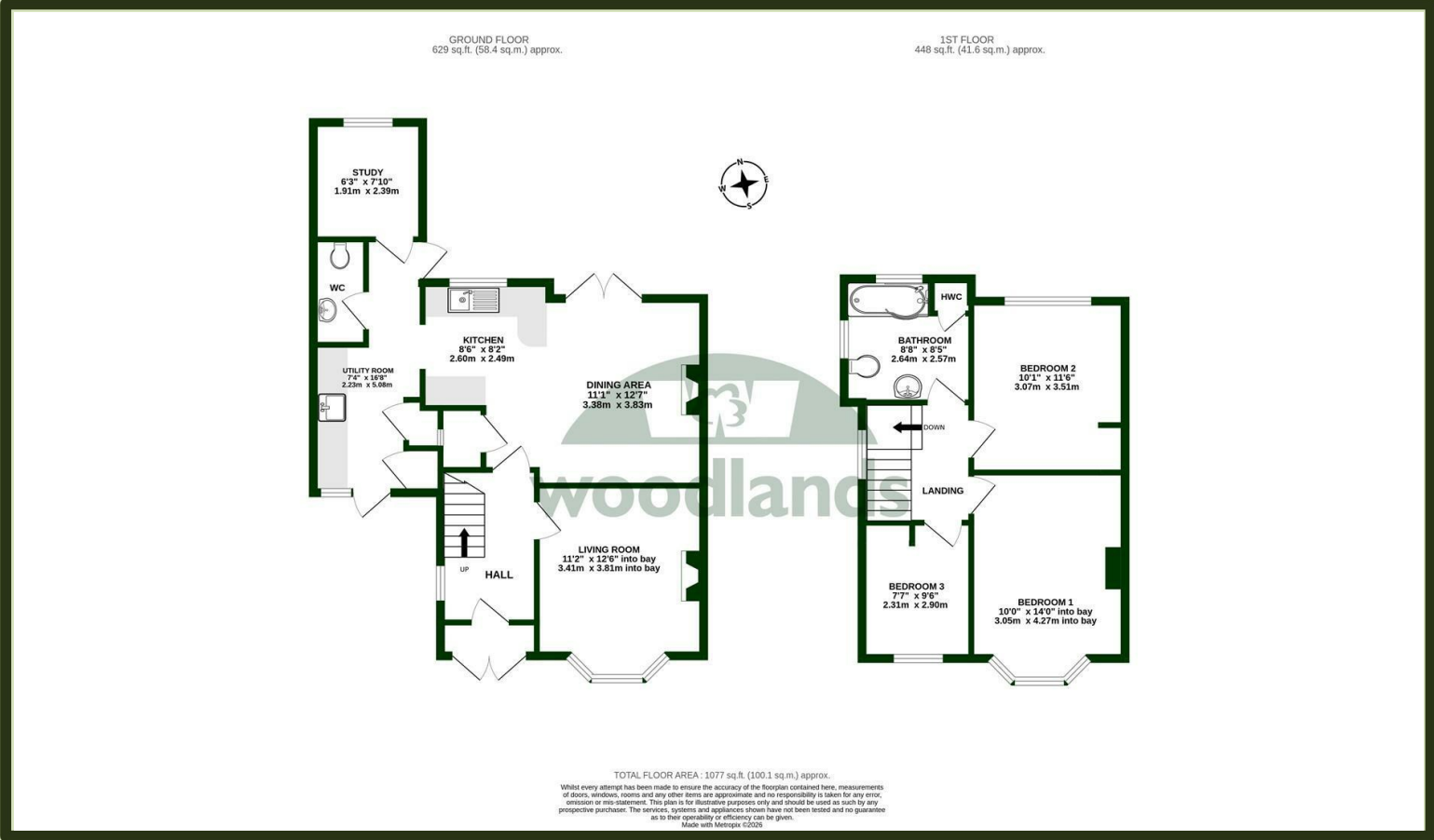
FRONT GARDEN

REAR GARDEN

NO ONWARD CHAIN



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**LOCATION:** Situated in a popular location on the East side of Horsham within walking distance of the Town Centre and Park and within the school catchment for Millais and Forest secondary schools. Horsham mainline station with direct commuter links to Gatwick and London is just a short walk away.

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 and there is Piries Place with an Everyman Cinema and further restaurants. 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 town centre turn right at the traffic lights into Park Street. At the next set turn left into Brighton Road (A281) and proceed under the iron bridge. Continue along this road and up the hill and turn left at the Tesco Express into St Leonards Road and then first left into Comptons Lane. Macleod Road is then the third turning on the left.

**COUNCIL TAX:** Band D.

**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.

