



South Grove, Horsham, West Sussex, RH13 5BZ



woodlands



Tucked away at the end of a charming residential cul-de-sac in a highly desirable position, this extended detached home delivers an exceptional blend of space, versatility and everyday comfort - perfectly suited to modern family life whilst offering the new owners the scope to modernise, and further enhance to their own style.

Ideally positioned within easy walking distance of Horsham's bustling town centre, the property places a vibrant mix of cafés, restaurants, bars and shops close by, making it a superb choice for those who enjoy a sociable lifestyle. For families, a selection of highly regarded secondary schools are close by, while commuters will appreciate the convenience of Horsham station, offering regular and direct services into London and surrounding areas.

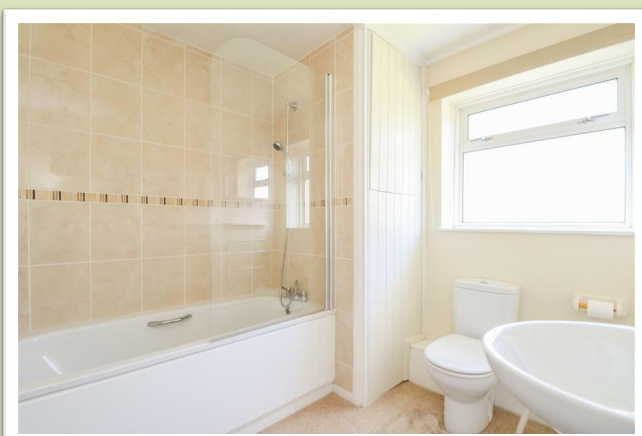
Nestled in this quiet, corner position, the home is approached via a private driveway, complemented by a well-established front garden and an attached garage, which presents further potential for extension (subject to the necessary planning permissions). The property has already been thoughtfully enlarged to enhance its flexibility, most notably with a superb ground floor addition. This adaptable space, complete with access to a shower room, could serve equally well as a fourth bedroom, guest suite, home office or additional family room.

At the heart of the home lies a welcoming and generously proportioned living room, filled with natural light and opening through glazed double doors into a sociable kitchen/dining space. Here, you'll find a comprehensive range of fitted units alongside integrated cooking appliances, creating an ideal setting for both everyday living and entertaining.

Upstairs, the accommodation continues to impress, offering three well-sized bedrooms, including two comfortable doubles with built-in storage, all served by a neatly appointed family bathroom.

To the rear, the garden provides a delightful outdoor retreat, with mature planting that includes a beautiful magnolia tree, a lawned area and a patio - perfect for al fresco dining and relaxing in the warmer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'10" x 5'07" (1.78m x 1.70m)

LIVING ROOM 18'10" x 11'09" (5.74m x 3.58m)

KITCHEN/DINING ROOM

KITCHEN AREA 8'03" x 11'06" (2.51m x 3.51m)

DINING AREA 10'03" x 11'06" (3.12m x 3.51m)

FAMILY ROOM/BEDROOM FOUR 7'05" x 11'04" (2.26m x 3.45m)

SHOWER ROOM 7'06" x 2'10" (2.29m x 0.86m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'01" x 11'10" (3.38m x 3.61m)

BEDROOM TWO 9'10" x 10'03" (3.00m x 3.12m)

BEDROOM THREE 8'10" x 7'06" (2.69m x 2.29m)

FAMILY BATHROOM 7'06" x 7'09" (2.29m x 2.36m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

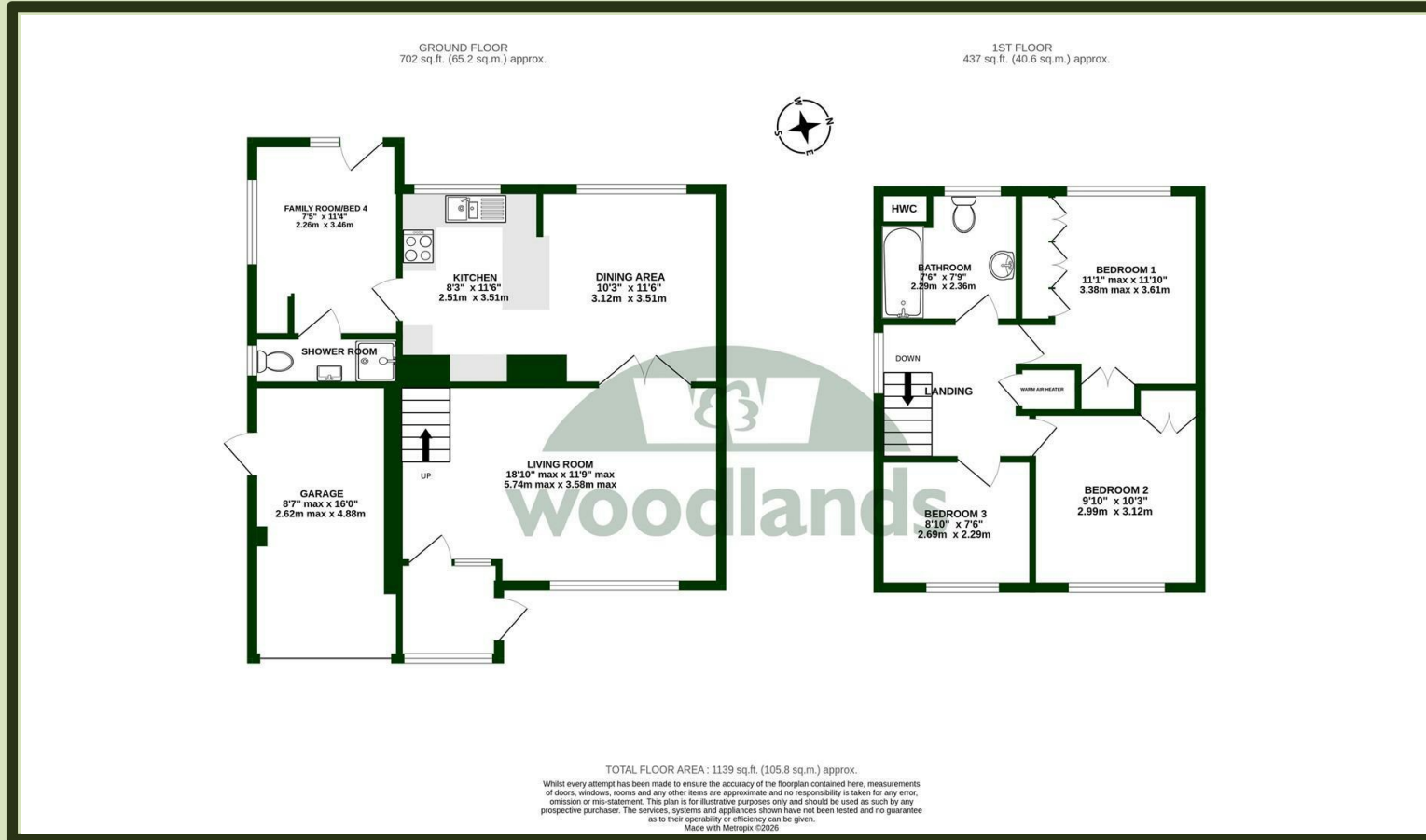
GARAGE 8'07" x 16'0" (2.62m x 4.88m)

REAR GARDEN

NO ONWARD CHAIN



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**LOCATION:** 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. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

**DIRECTIONS:** From Horsham Town centre proceed in an Easterly direction along the Brighton Road (A281) and under the iron railway bridge. Take the fourth turning on the right into Kennedy Road. South Grove is then the first turning on the right.

**COUNCIL TAX:** Band E.

**EPC Rating:** E.

**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.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		