

1 Station Road, Horsham, RH13 5EZ

FREEHOLD

Guide Price £550,000

Est. 1988









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Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

A well maintained and deceptively spacious three bedroom detached bungalow located in a highly convenient position, just a short walk from Horsham train station and the town centre. Built in the 1970s, the neatly presented accommodation comprises a large open plan sitting/dining room, a fitted kitchen with separate utility room, a bright sun room, three bedrooms, and a modern shower room. Outside, the bungalow sits centrally within its plot and enjoys delightful established gardens to the front and rear. There is parking to the rear of the property, along with a single garage with power and lighting. Despite its highly central position, the property enjoys a remarkably peaceful setting, with a quiet and tucked away feel that belies its close proximity to the station and town amenities. Offered to the market with no onward chain.

Location: The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as “Eat Street,” boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South’s most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

A covered entrance door opens into the utility room.

Utility Room A practical utility room fitted with a range of eye and base level cabinets with worktops over, providing space and plumbing for a washing machine, along with space for a fridge and freezer. A low-level cupboard houses the Worcester Bosch gas-fired boiler, and a door opens through to the kitchen.

Kitchen The kitchen is fitted with a range of eye and base level cabinets and drawers with complementary worktops over, incorporating a one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include an eye-level double oven and four-burner electric hob with concealed extractor hood above. Additional features include glass-fronted display cabinets, tiled splashbacks, and a serving hatch through to the dining area. There is a front aspect window, radiator, and ample room for a good-sized breakfast table. A door leads through to the internal hallway.

Every estate agent operating in the UK is required to comply with applicable Anti-Money Laundering Supervision (AML) legislation and regulations. As part of this process, mandatory AML checks are required for buyers and sellers involved in property transactions. Courtney Green uses Coadjute’s Assured Compliance® service to facilitate these checks for which a fee of £43.20 (inclusive of VAT) applies to each individual AML check carried out.

Internal Hallway The internal hallway connects the bedrooms to the main living accommodation and benefits from a number of useful storage cupboards, including a meter cupboard, airing cupboard housing the hot water tank, and a double-width full-height storage cupboard with hanging rail and shelving. There is a side aspect window overlooking the garden, a radiator, and a loft hatch providing access to the loft space.

Sitting/Dining Room A bright and spacious triple aspect reception room with windows to the front and side, together with French doors opening onto the rear garden. The room is arranged into two areas for seating and dining. The sitting area features a contemporary gas fireplace creating an attractive focal point, while the dining area has a radiator, serving hatch to the kitchen, and door to the internal hallway.

Sun Room A wonderfully bright additional room with large picture windows overlooking the garden, complemented by a skylight window and recessed spotlighting. Further features include a radiator, obscured window to the sitting room, and a door providing direct access to the garden.

Bedroom 1 A large double bedroom with dual aspect windows to the side and rear, two fitted double wardrobes, a walk-in shower cubicle, and radiator.

Bedroom 2 A further double bedroom with side aspect window, radiator, and a large fitted wardrobe, one section of which houses a wash hand basin.

Bedroom 3 A generously sized single bedroom with side aspect window, fitted wardrobe, fitted drawers and cupboards with vanity wash hand basin, and radiator.

Shower Room Fitted with a modern white suite comprising an oversized walk-in shower, low-level WC with dual flush, and vanity wash hand basin with mixer tap and storage beneath. Additional features include obscured side and rear aspect windows, half-height wall tiling, and a heated column towel radiator.

OUTSIDE

The bungalow sits centrally within its plot and the gardens are mainly laid to lawn with paved pathways, mature shrub planting, and established borders. To the front, there is an attractive dwarf wall with a wrought iron access gate. To the rear of the garden is the garage, which is accessed via a personal door to the rear, and an up-and-over door to the front.

Garage
A good-sized single garage with up-and-over door to the front, rear door opening to the garden, window, power, and lighting.

Council Tax Band - E
EPC Band - E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

1383 ft²

128.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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