



Parsonage Road, Horsham, West Sussex, RH12 4AN



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Set within a highly desirable position in Horsham, this attractive detached family home offers generous living and bedroom space, on an exceptionally spacious plot offering the new owners exciting future scope to significantly enhance, extend and develop the space provided, subject to the suitable permissions being sought. The property enjoys close proximity to a selection of well-regarded schools, making it an ideal choice for growing families, and caters for commuters being within easy reach of both Littlehaven and Horsham station, walking distance to the vibrant town centre offering an excellent range of shops- from major high street retailers to independent boutiques, an abundance of restaurants, bars and cafes as well as wonderful green spaces to enjoy.

The front door of this extended detached family home opens into a welcoming entrance hall, with stairs rising to the first floor and access to all principal ground floor rooms, including a convenient cloakroom. There are two spacious reception rooms, both featuring attractive fireplaces that enhance the character of the home. The bay-fronted sitting room offers a bright and comfortable living space, while the separate dining room enjoys direct access out to the rear garden - perfect for entertaining. The ground floor is completed by a generously sized, triple-aspect kitchen/breakfast room, fitted with a range of wall and base units topped with stylish granite worktops and offering ample space for a family dining table for informal dinners.

To the first floor, you will find three well-proportioned double bedrooms, all served by a family bathroom, currently arranged as a shower room. The property also offers excellent potential for further extension and improvement, subject to the necessary planning consents.

Outside, the home is set back from the road and benefits from a large driveway providing ample off-street parking, leading to a detached double garage ideal for additional storage or workshop use. The rear garden is an impressive size, mainly laid to lawn and offering a fantastic space for families to fully enjoy, with a further detached garage/store positioned at the far end, adding useful versatility.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 11'0" x 14'05" (3.35m x 4.39m)

DINING ROOM 10'11" x 12'11" (3.33m x 3.94m)

KITCHEN/BREAKFAST ROOM 16'07" x 12'08" (5.05m x 3.86m)

REAR PORCH

CLOAKROOM 3'10" x 8'09" (1.17m x 2.67m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'0" x 12'08" (3.96m x 3.86m)

BEDROOM TWO 10'11" x 12'11" (3.33m x 3.94m)

BEDROOM THREE 10'11" x 12'0" (3.33m x 3.66m)

SHOWER ROOM 7'03" x 9'04" (2.21m x 2.84m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING

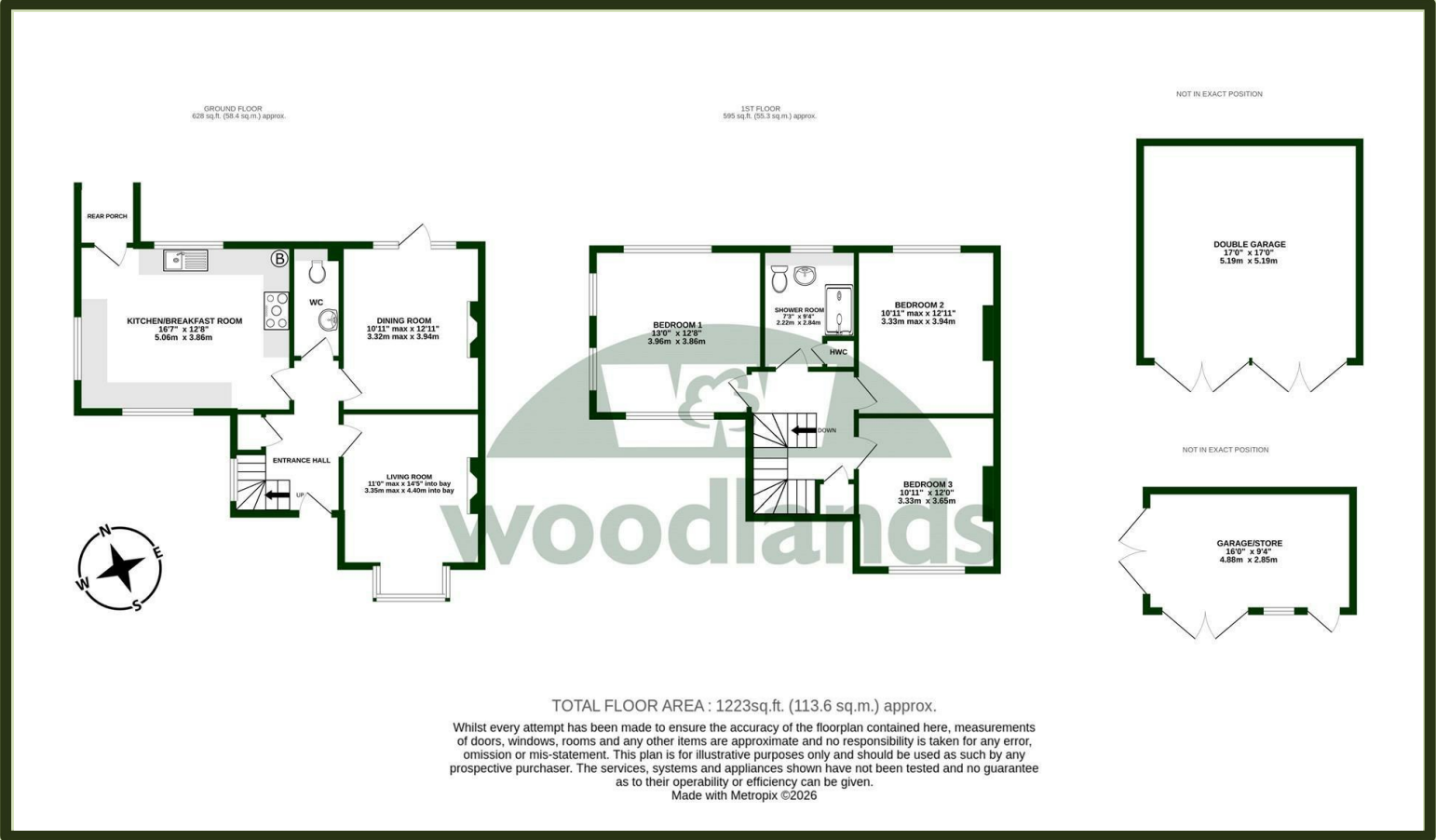
REAR GARDEN

DOUBLE GARAGE 17'0" x 17'0" (5.18m x 5.18m)

GARAGE/STORE 16'0" x 9'04" (4.88m x 2.84m)



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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 Pavilions with its gym and swimming pool.

DIRECTIONS: From Horsham Town Centre head North along North Street. At the Railway Station go straight ahead at the roundabout and over the railway bridge. At the next roundabout go straight ahead into Kings Road and at the next roundabout turn left into Parsonage Road.

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.

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.

