



**Woodland Way,
Horsham, RH13 6AH**

**Offers Over
£500,000**

01403 272022
brocktaylor.co.uk

**Residential sales, lettings,
land and new homes.**



1



3



2

LOCATION

Woodland Way is a popular residential location on the north east side of Horsham, conveniently positioned for local amenities, transport links and highly regarded schools. Nearby shopping facilities cater for everyday needs, while Horsham town centre offers an extensive selection of national and independent retailers, restaurants, cafés and leisure facilities including Horsham Park, The Pavilions in the Park and The Capitol Theatre. The property is also within easy reach of Littlehaven and Horsham railway stations, both providing regular services to London. Excellent road links via the A24, A264 and M23 offer convenient access to London, Gatwick airport and the South Coast.

THE PROPERTY

Tenure: Freehold

A substantial three double bedroom semi-detached family home offering generous accommodation throughout together with exciting scope for a purchaser to update and personalise to their own tastes over time.

The property has clearly been exceptionally well maintained and cared for by the current owners, providing spacious and versatile accommodation ideally suited to modern family living. The ground floor centres around an impressive dual aspect sitting and dining room featuring a characterful brick fireplace and hearth, creating a superb space for both everyday family life and entertaining, with direct access to the rear garden.

The kitchen/breakfast room is fitted with an extensive range of oak fronted wall and base units, integrated double oven, gas hob with extractor hood and a range of useful storage and display units, whilst also providing space for informal dining overlooking the garden and direct access to the garage. Further ground floor accommodation includes a WC with shower, a welcoming entrance hall.

To the first floor are three well proportioned bedrooms together with a family bathroom. Whilst some buyers may choose to undertake cosmetic updating, the property offers an excellent balance of immediate liveability and future potential. In addition to opportunities for internal modernisation, the attached garage and generous plot may offer scope for enlargement or conversion, subject to the necessary planning permissions and building regulations, making this an ideal long-term family home in a highly desirable location.

OUTSIDE & PARKING

Externally, the property benefits from a manageable rear garden providing an ideal space for outdoor seating, entertaining or simply enjoying the warmer months, whilst appealing to those seeking low maintenance outside space.

To the front, a substantial block paved driveway provides off-road parking for up to four vehicles and leads to the attached garage, offering further parking, storage or workshop potential. The garage may also offer scope for conversion or incorporation into additional living accommodation, subject to the necessary planning permissions and building regulations. The property also benefits from an attractive frontage and occupies a pleasant position within this popular residential location.





Buses

3 minute walk



Shops

Sainsbury's Local
5 minute walk



Trains

Littlehaven – 1 mile
Horsham – 1.4 miles



Airport

Gatwick
10.3 miles



Roads

M23
4.7 miles



Sport & Leisures

Pavilions in the Park
1.5 miles



Rental Income

£1,900 pcm



Schools

Leechpool Primary
Oakfields Primary
Millais School
The Forest School



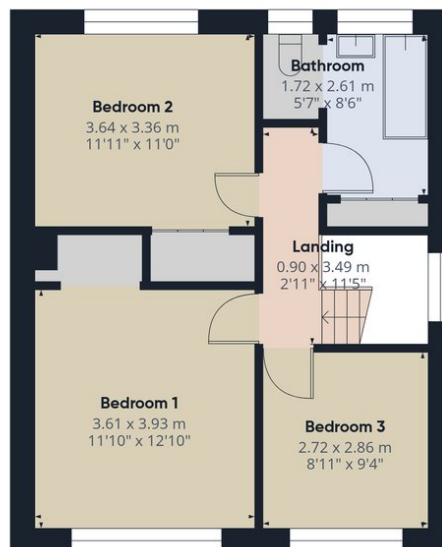
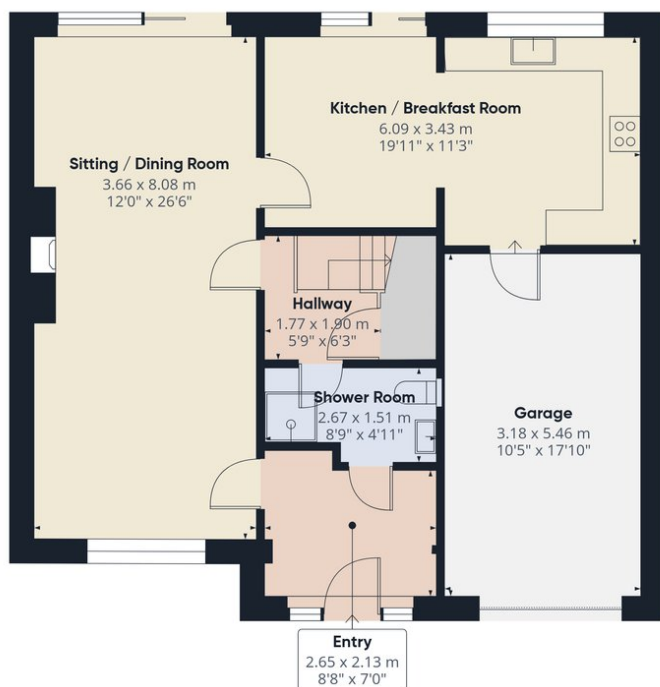
Fibre Broadband

Up to 2000 Mbps



Council Tax

Band D



Floor 1

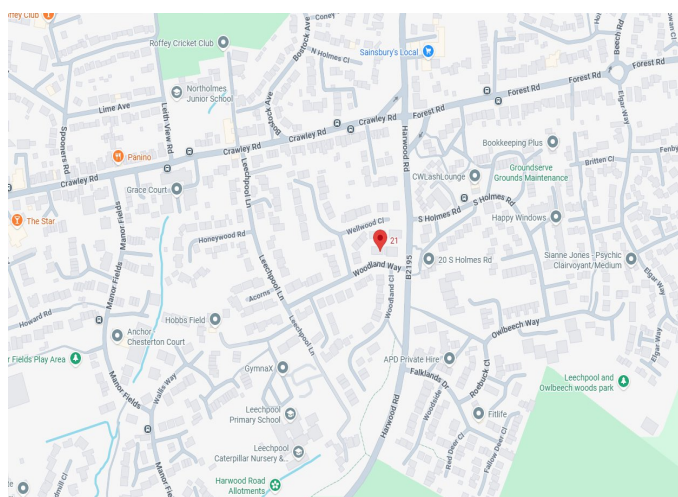
Approximate total area⁽¹⁾
128.3 m²
1382 ft²

(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.

GIRAFFE360

Map Location



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

01403 272022
horshamsales@brocktaylor.co.uk