45 Collingwood Road, Horsham

Guide Price **£375,000 - £400,000**

Henry Adams
estate agents

45 Collingwood Road

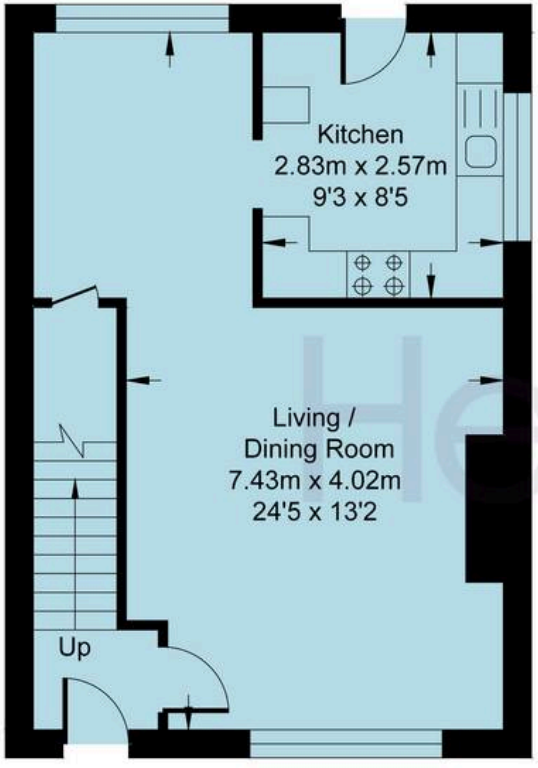
Horsham

This attractive three bedroom semi-detached house offers an excellent opportunity for families seeking a well located and versatile home. The property is set within easy reach of Horsham town centre, approximately one mile or 1.6 km away, and is ideally situated for well regarded local schools, making it a practical choice for families with children.

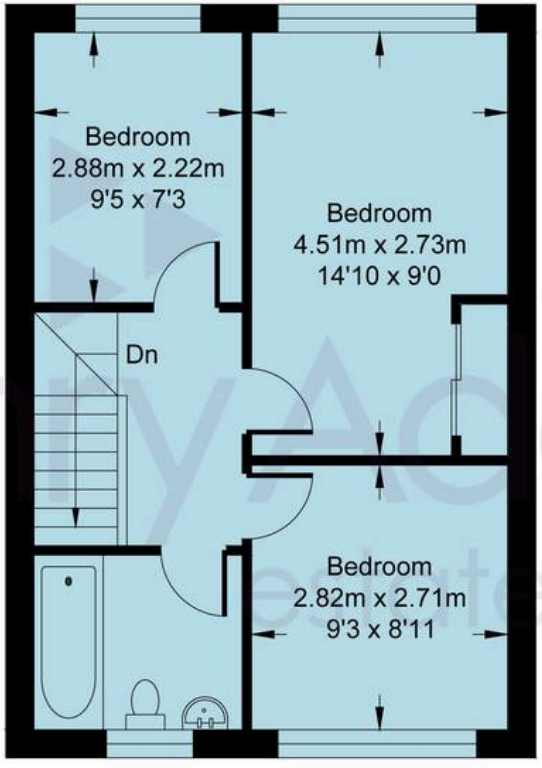
The accommodation comprises a welcoming entrance hall leading into a spacious living room, which flows through to a dining area positioned towards the rear of the property. The living and dining areas form one open, versatile space rather than separate rooms. The modern fitted kitchen is also situated to the rear of the property and benefits from a door providing direct access to the rear garden.

Upstairs, there are three bedrooms and a contemporary family bathroom. The property also benefits from driveway parking to the front, offering off-street parking for vehicles.

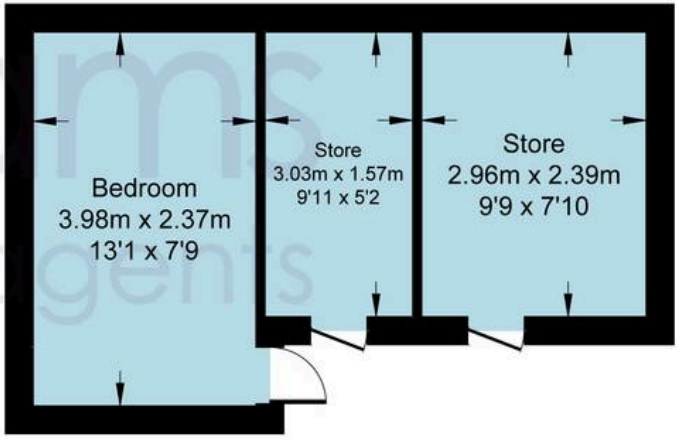
The rear garden is a highlight, featuring a well maintained lawn and patio area, perfect for outdoor entertaining or relaxing during the warmer months. The garden also benefits from an outbuilding which is currently being used as a bedroom, but offers flexible space that could alternatively be used as a home office, gym, hobby room or additional storage, depending on the purchaser's needs and subject to any necessary permissions.



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Collingwood Road

Approximate Internal Area = 804.60 sq ft / 74.75 sq m
Outbuilding = 237.23 sq ft / 22.04 sq m
Total = 1041.83 sq ft / 96.79 sq m
For identification only - not to scale

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BULL DOG

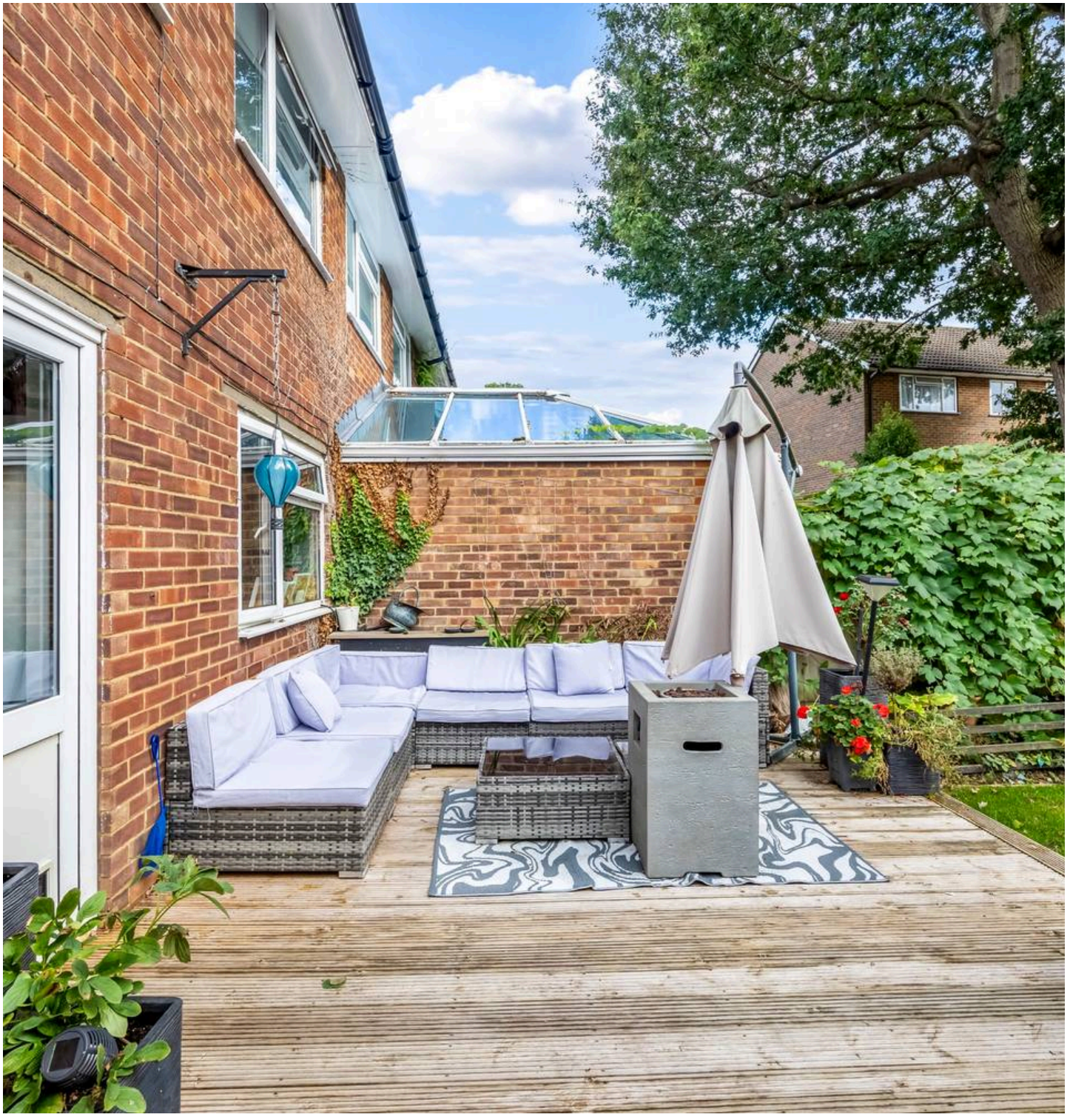
The property's location is ideal for commuters, with Horsham train station approximately 0.8 miles away, providing regular services to London and the South Coast. With its combination of spacious and flexible living accommodation, useful outbuilding, driveway parking and sought-after position close to local amenities, schools and transport links, this well presented home is sure to appeal to a wide range of buyers.

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.