



Heath Way, Horsham, West Sussex, RH12 5XT



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Brought to the market with no onward chain and set within a sought-after North Horsham location, opposite attractive open parkland and playing fields, this attractive semi-detached home offers an ideal blend of convenience, comfort and future potential - making it perfectly suited to modern family living.

Families will also appreciate the excellent nearby schooling options, including North Heath Community Primary School, along with the ease of access to Holbrook Sports Club and a handy local parade of shops and cafés, all reachable on foot. For commuters, Littlehaven station provides straightforward rail connections, placing wider destinations within easy reach.

The property has been thoughtfully maintained by the current owners and presents bright, well-balanced accommodation. Equally appealing is the opportunity for incoming buyers to personalise and enhance the home over time. An attached garage adds versatility, offering clear potential for conversion into additional living accommodation, subject to the relevant planning permissions.

A private driveway provides off-road parking and leads to an enclosed entrance porch, creating a practical arrival space before stepping into the main living accommodation. Inside, a welcoming open-plan sitting and dining area forms the heart of the home, enjoying excellent natural light and an open staircase rising to the first floor, creating an airy and sociable environment ideal for everyday living and entertaining.

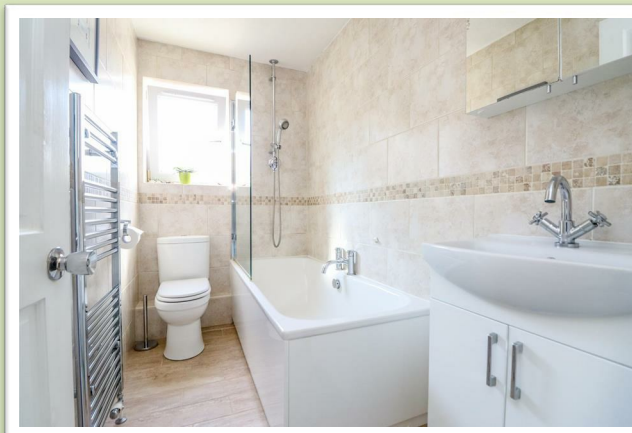
Positioned to the rear, the kitchen is fitted with a comprehensive range of wall and base units alongside a fitted oven and gas hob, with space available for freestanding appliances. The gas-fired central heating boiler is conveniently located here for ease of access. A glazed door opens directly onto the garden, seamlessly connecting indoor and outdoor spaces.

The south-facing rear garden is a particular highlight - a private and mature setting perfectly arranged for outdoor dining, relaxation and entertaining. Established borders create a pleasant backdrop, while access into the rear section of the garage reveals further opportunity for future development or reconfiguration (STPP). Recently installed electric roller doors add everyday practicality and secure access.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both benefiting from fitted storage solutions. Completing the accommodation is a modern family bathroom featuring an Aqualisa shower over the bath, vanity sink unit and heated towel rail, providing a stylish and functional finishing touch.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH 4'06" x 5'09" (1.37m x 1.75m)**

**LIVING/DINING ROOM 13'0" x 17'09" (3.96m x 5.41m)**

**KITCHEN 13'0" x 8'06" (3.96m x 2.59m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM 13'0" x 9'09" (3.96m x 2.97m)**

**BEDROOM 13'0" x 8'06" (3.96m x 2.59m)**

**BATHROOM 8'05" x 4'08" (2.57m x 1.42m)**

**OUTSIDE**

**FRONT GARDEN**

**OFF ROAD DRIVEWAY PARKING**

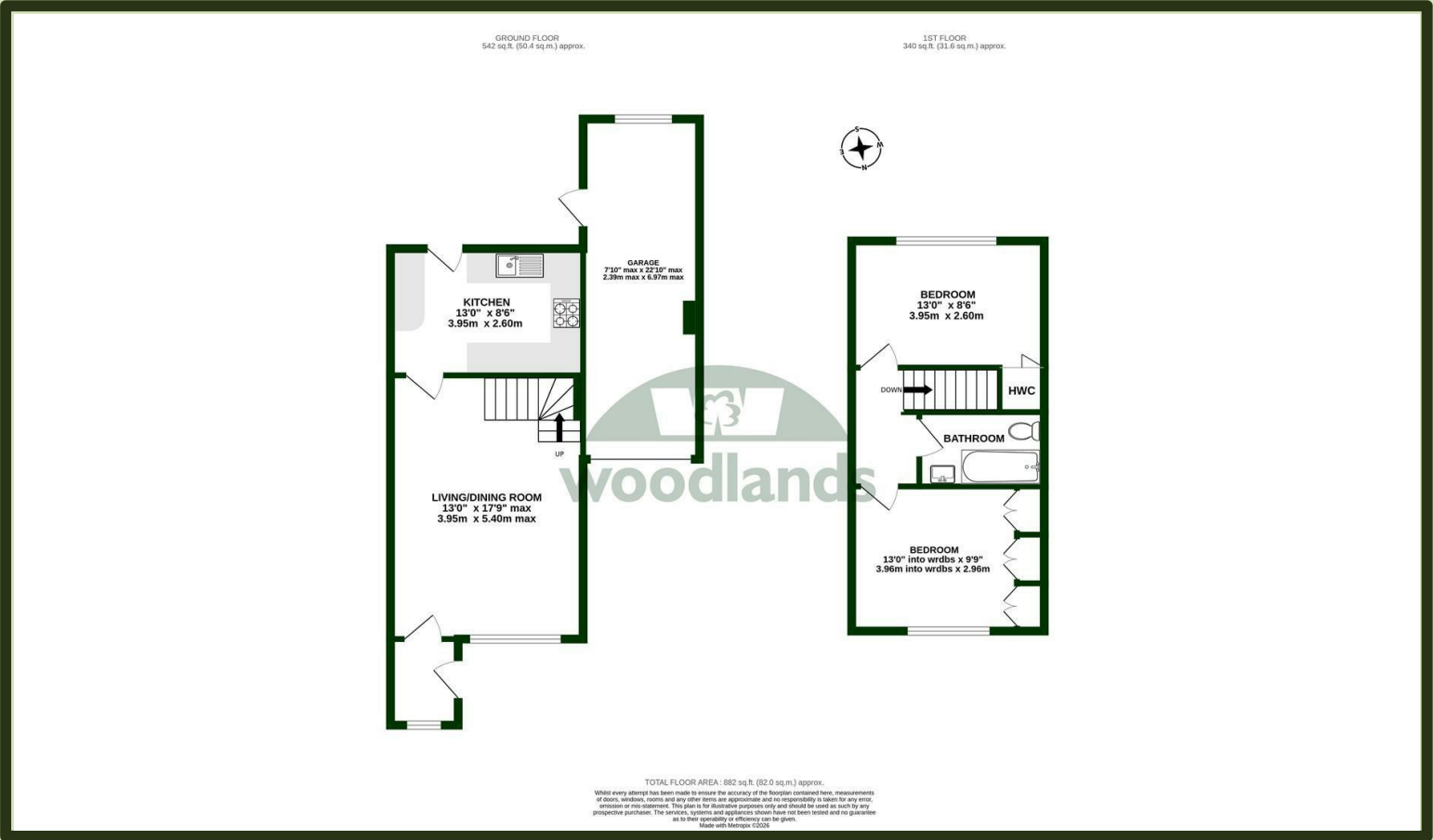
**GARAGE 7'10" x 22'10" (2.39m x 6.96m)**

**REAR GARDEN**

**NO ONWARD CHAIN**



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LOCATION: Heath Way is situated in a popular residential area north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There is also Piries Place which has an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. At the next set of traffic lights turn right into Springfield Road and continue into North Parade with Horsham Park on your right hand side. Go straight ahead at the first set of lights and at the second set turn right into Wimblehurst Road. Go straight ahead at the mini roundabout into North Heath Lane. (You will pass a turning on the left for Heath Way but continue past this as it loops round in a horseshoe shape and you need to take the other entrance). Proceed to the mini roundabout and go straight over then take the first left into Heath Way. Proceed past the left hand turning for Goose Green Close. The property will then be found on the left hand side.

COUNCIL TAX: Band C.

EPC Rating: C.

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.

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