



The Hollies, Horsham

In Excess of £725,000

The Hollies

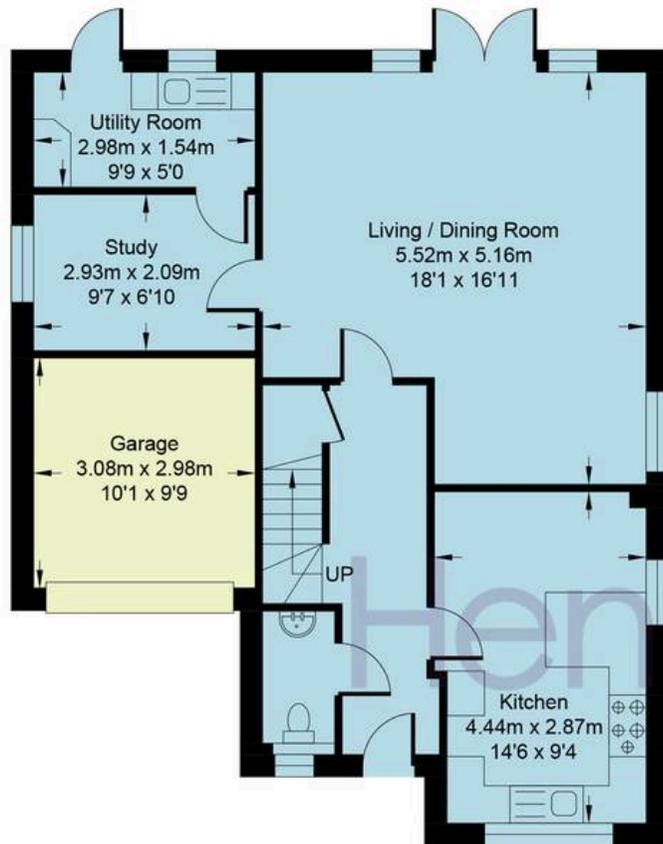
Horsham

This superbly presented four bedroom, two bathroom detached family home has been constructed to a high specification by Shanly Homes and is situated in a quiet and discreet position in North Horsham offering access to Littlehaven mainline train station.

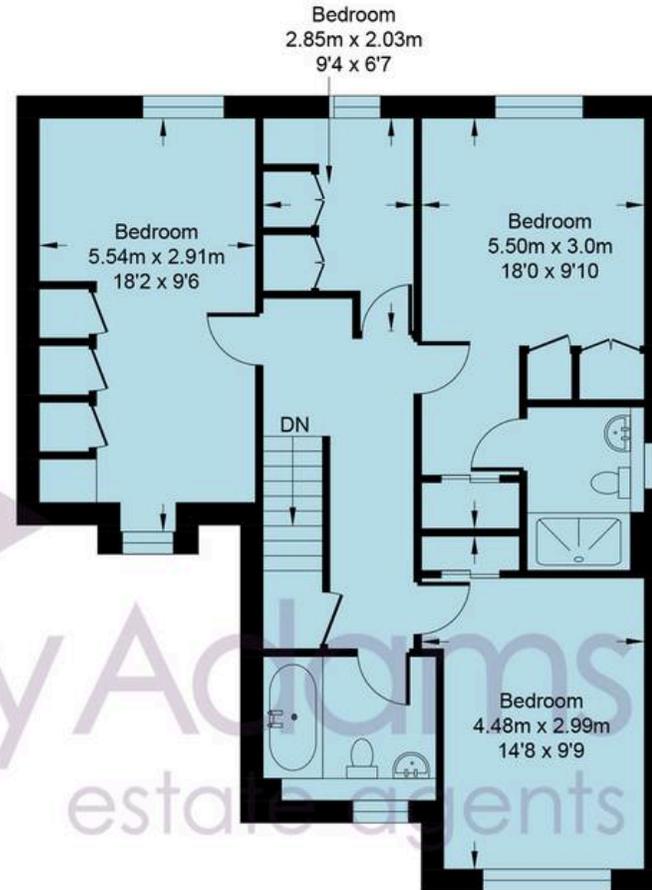
To the ground floor; the reception hallway welcomes you and leads into a fabulous open plan living/dining room which has a quality strip wood floor running through and double doors opening directly out onto the rear garden terrace. The kitchen has a superb blend of wall and base cabinets and complementing high-end integrated appliance, Further living space to the ground floor continues where the part converted garage now provides a study area which is ideal for working from home and a separate utility room with a direct access to the rear garden.

To the first floor; the main bedroom enjoys views over the rear gardens and has a superb selection of fitted cupboard and wardrobe space, there is an ensuite shower room with a large walk-in shower, wash handbasin and a low-level WC - There are three further bedrooms as well as a family bathroom which has an equally high specification. The 4th bedroom is currently used as a dressing room but is easily converted back to a bedroom.

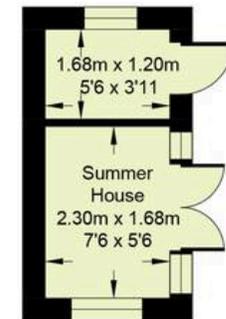




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



The Hollies

Approximate Area (Including Garage) = 1465 sq ft / 136.1 sq m

Outbuilding = 65 sq ft / 6.05 sq m

Total = 1530 sq ft / 142.15 sq m

For identification only - not to scale





Superbly presented Detached house
Four bedroom, Two bathroom family home
Master Bedroom with En-Suite and walk in
shower

Large Family Bathroom

18ft Double Aspect Living Room

Utility Room with access to the garden

Summer House in garden with full electrics

Parking for several cars

Garage

Agents Note - Annual service charge of
£580 per annum

Council Tax band: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact 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.