



**Dickins Way,
Horsham, RH13 6BQ**

**Offers Over
£800,000**

01403 272022
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**Residential sales, lettings,
land and new homes.**



LOCATION

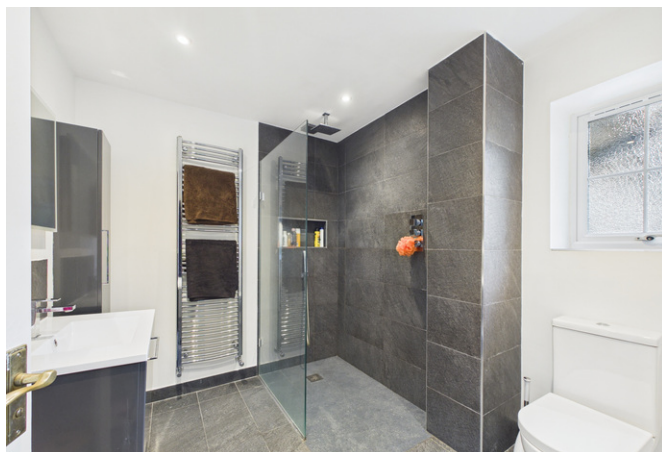
Dickins Way is a well-established residential road on the eastern side of Horsham, especially well placed for family life. Heron Way Primary School is nearby, while Millais School and The Forest School are also within easy reach. Horsham town centre provides an extensive selection of shops, cafés, restaurants and leisure facilities, with the mainline railway station offering convenient services towards Gatwick Airport and London. Road links via the A24 and A264 connect with surrounding towns and the wider motorway network. This desirable position combines access to several local schools, excellent amenities and transport connections with a popular established residential setting.

PROPERTY

A beautifully presented and substantially extended five-bedroom family home offering five double bedrooms, an impressive kitchen and dining room, generous reception room, flexible ground-floor accommodation and integral garage. The accommodation has been arranged to support comfortable, practical and flexible family living. The entrance hall establishes the home's bright, welcoming feel and provides access to the downstairs WC, principal living spaces and garage. The dual-aspect reception room enjoys a front bay window and doors opening onto the rear garden, creating a comfortable room for relaxing with ample space for the whole family. The kitchen and dining room is a centrepiece. Extending to 22'7", it features an extensive range of contemporary cabinets, contrasting work surfaces, integrated double ovens, a gas hob and useful central island. A dedicated dining area and direct garden access make this an excellent everyday family space as well as a natural setting for entertaining. Completing the ground floor is the guest or family room. Its double-bedroom proportions make it ideal as the fifth bedroom, while also offering flexibility as a home office, playroom or second reception room. Upstairs, the generous landing serves four further double bedrooms. The principal bedroom benefits from a stylish wet room with a walk-in shower, complemented by a modern family bathroom with contemporary tiling and a shower over the bath. With its light neutral presentation, generous proportions and adaptable layout, this is a home ready to move straight into. The combination of five double bedrooms, excellent living space and quality finish makes viewing essential.

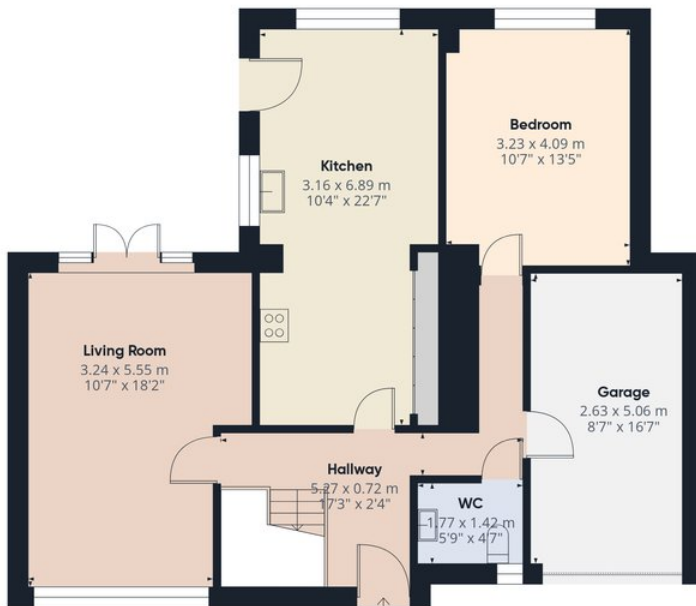
OUTSIDE & PARKING

A driveway at the front provides off-road parking and leads directly to the integral garage, which can also be accessed from inside the house. Established planting adds colour to the frontage and creates an attractive approach. At the rear, the large garden is mainly laid to lawn and framed by mature trees, hedging and established boundaries. Doors from both the reception room and kitchen provide an easy connection between the house and garden. Its generous size creates excellent space for children, outdoor dining, entertaining, everyday enjoyment and future landscaping, making it a particularly valuable feature of this substantial family home.

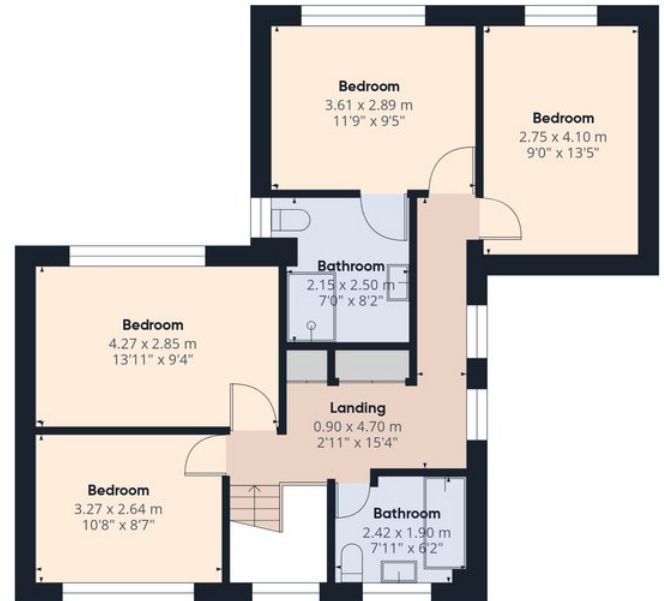




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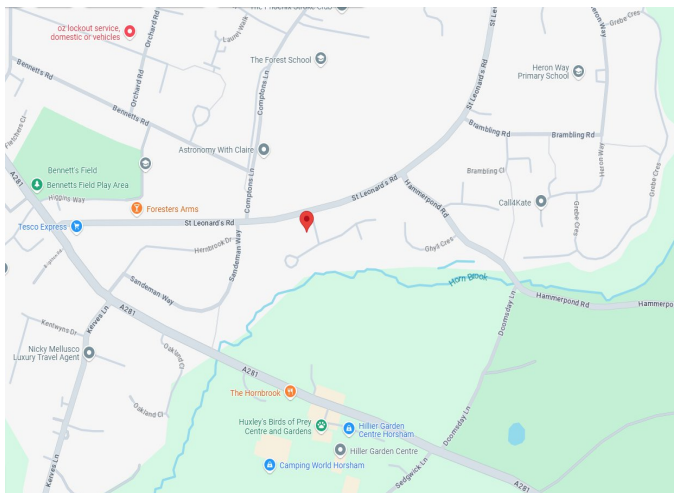
Ground Floor



Floor 1

Map Location

147.4 sq m/1588 sq ft



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	79

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

