



22 Ringley Road
Horsham, West Sussex, RH12 4AT
Guide Price £425,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A neatly kept two/three bedroom semi-detached bungalow, located in a quiet and conveniently positioned cul-de-sac just 1 mile north east of Horsham town centre. The well-proportioned accommodation comprises an entrance porch, entrance hall, bright sitting room with French doors to the rear garden, fitted kitchen, dining room/bedroom three, conservatory, two double bedrooms and a shower room. Outside, the property benefits from a driveway providing off-road parking, a detached single garage and a particularly large and private rear garden for this style of home, offering excellent potential to improve and extend, subject to the usual planning consents. Offered with no onward chain.

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.

Entrance Porch A front door opens into the entrance porch, with a further internal door leading to the entrance hall.

Entrance Hall The entrance hall features a radiator, a cupboard housing the fuse board and electricity meter, and an airing cupboard with shelving above, housing the expansion tank. Doors provide access to all rooms.

Sitting Room A bright and spacious sitting room with twin rear-aspect windows and French doors opening onto the rear garden. Features include two radiators, a newly fitted carpet, and an electric fireplace with a stone surround, creating an attractive focal point.

Kitchen The kitchen is fitted with a range of eye and base level cabinets and drawers with complementary worktops, incorporating a stainless steel one-and-a-half bowl sink with drainer and mixer tap. There is space for a fridge/freezer, cooker, and plumbing for a washing machine. Additional features include a wall-mounted Vaillant gas-fired boiler, a side-aspect window, and a door providing access to the driveway.

Dining Room / Bedroom Three Currently used as a dining room, this versatile space could also serve as a third bedroom. The room has a radiator and a door leading into the conservatory.

Conservatory Constructed of part brick and part uPVC, the conservatory benefits from power points, lighting, and French doors opening onto the rear garden.

Bedroom One A generous double bedroom featuring a front-aspect box bay window and a radiator.

Bedroom Two A further double bedroom with a front-aspect window, radiator, and full -width fitted wardrobes with hanging space and fitted drawers.

Shower Room Fitted with a white suite comprising an oversized walk-in shower with a low-threshold entry, electric shower and wall-mounted shower attachment, vanity wash hand basin with storage beneath and mixer tap, low-level WC, illuminated vanity mirror with shaver point, mirrored bathroom cabinet, radiator, wall-mounted heater, and an obscure glazed side-aspect window.

OUTSIDE

To the front, the property enjoys an attractive, low-maintenance garden with paved areas and established shrub planting. A driveway provides off-road parking and access to the **detached single garage**. The larger-than-average rear garden is a particular feature of the property, with a patio adjoining the rear of the house, a generous lawn, additional paved seating areas, and a pathway leading to a raised timber summer house. The garden is well enclosed by established evergreen hedging and complemented by mature trees and shrub planting. The garage can also be accessed via a side door, and there is an external double power point.

Council Tax Band - D

Agent's Notes: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients in good faith, but we have not had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

