

Tel: 01403 270270



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (39-54)
Less energy efficient - higher running costs	E (21-38)
Least energy efficient - higher running costs	F (1-20)
Current	82
Potential	57
EU Directive 2002/91/EC	
England & Wales	

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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

Information provided on an EPC. Woodlands Estate Agents are not responsible for any 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.

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.

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.

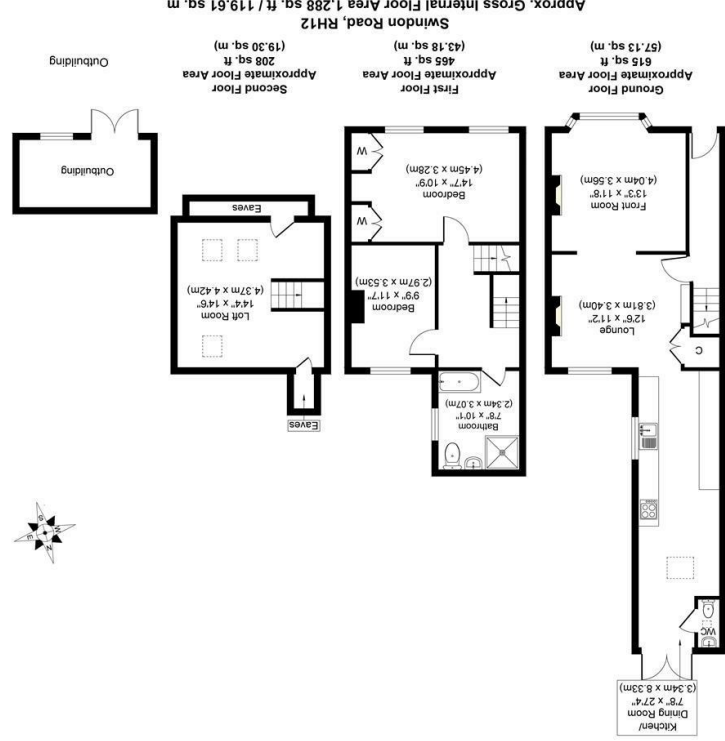
EPC Rating: D.

COUNCIL TAX: Band D.

DIRECTIONS: From Horsham town centre follow the Albion Way over the roundabout. At the first set of traffic lights turn right into Springfield Road. Take the second turning on the left into Russhams Road and then the second turning on the right into Trafalgar Road. Swindon Road is the third turning on the left.

LOCATION: 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 and there is Pines Place with 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

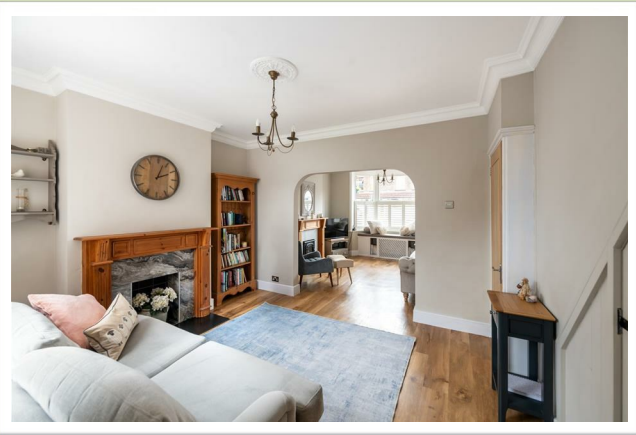


28 Swindon Road, Horsham, West Sussex, RH12 2HD



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Located on the highly sought-after Swindon Road, this beautifully presented period property offers a rare opportunity to own a family home in one of Horsham's most desirable west-side addresses. Surrounded by charming period homes and just moments from popular green spaces such as Horsham Park and The Rec, this location is a favourite among families seeking access to excellent schools, including Trafalgar Infants and Greenway Primary.

The property itself combines timeless character with modern comfort and offers exceptional potential to grow with your family. There's clear scope to further extend or fully convert the loft room into a third bedroom or home office, depending on your needs (subject to planning permission).

As you approach, a covered porch leads you into a welcoming hallway, recently redecorated in tasteful neutral tones, with newly carpeted stairs rising to the first floor. The heart of the home is a stunning dual-aspect, open-plan living/family room. High ceilings, a feature bay window with box seating, with karndean flooring and generous proportions make this space ideal for both relaxing and entertaining, while still retaining the warmth and character typical of homes of this era.

To the rear, the kitchen/diner room is a real highlight - a contemporary space, thoughtfully extended to create a stylish and sociable setting for informal dining. Finished with attractive cabinetry, sleek quartz worktops, a range cooker and underfloor heating, the kitchen is further enhanced by French doors that seamlessly connect indoor and outdoor living. A convenient guest cloakroom is also tucked away at the rear of the ground floor.

Upstairs, you'll find two generous double bedrooms, with the principal bedroom boasting twin windows, fitted wardrobes, and additional storage. The loft has been partially converted and is currently used as a guest space - perfectly positioned for a more comprehensive conversion should the next owners wish to maximise its potential. The bathroom is a generous space, well presented and offers a full bath and separate shower for added convenience and practicality.

The rear garden is a peaceful and practical space, primarily laid to patio with a winding path that leads to a useful shed/workshop - ideal for storage or hobbies.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH leading to **FRONT DOOR**

ENTRANCE HALL

FRONT ROOM 13'3 x 11'8 (4.04m x 3.56m)

LOUNGE 12'69 x 11'2 (3.66m x 3.40m)

KITCHEN/DINING ROOM 27'4 x 7'8 (8.33m x 2.34m)

GUEST WC

FIRST FLOOR

LANDING

BEDROOM ONE 14'7 x 10'9 (4.45m x 3.28m)

BEDROOM TWO 11'7 x 9'9 (3.53m x 2.97m)

BATHROOM 10'1 x 7'8 (3.07m x 2.34m)

SECOND FLOOR

LOFT ROOM 14'6 x 14'4 (4.42m x 4.37m)

OUTSIDE

REAR GARDEN

SHED/WORKSHOP



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