Kidmans Close, Horsham, West Sussex, RH12 4AY

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Offers Over £475,000

Tucked away in a peaceful cul-de-sac just moments from Littlehaven railway station, this significantly improved and extended two bedroom bungalow offers an impressive amount of space, beautifully combining comfortable single-storey living with a wonderfully convenient location. With direct rail services towards Gatwick and London close at hand, it is an excellent choice for commuters, downsizers or anyone looking for a quieter setting without sacrificing connectivity. Horsham's bustling and historic town centre is also within easy reach, offering an excellent selection of shops, bars and restaurants alongside attractive parks and green spaces, helping to make this one of the area's most desirable places to call home.

The property occupies an attractive, well-maintained plot and is approached via a generous driveway providing off-road parking for up to three vehicles. This leads to the attached garage, which benefits from an electric door for added convenience. Accessed from the side, the front door opens into a bright and welcoming entrance hall, complete with useful built-in storage cupboards.
Both bedrooms are positioned towards the front of the bungalow, with the principal bedroom being particularly spacious. Formerly the living room, this is now a superbly proportioned double bedroom with plenty of room for freestanding furniture. The second bedroom is also a versatile space and would comfortably work as a generous single or smaller double bedroom.

One of the real highlights of the home is the amount of living and entertaining space that has been created. The generous living room enjoys a characterful part-vaulted ceiling, giving the room a wonderful feeling of space, while attractive doors open directly onto the rear garden and allow plenty of natural light to flood in.

Equally impressive is the modern kitchen/dining room, which provides a fantastic sociable space for everyday living, cooking and entertaining. Generously proportioned and finished with practical LVT flooring, the kitchen incorporates a range of built-in appliances including a slimline dishwasher, integrated oven and hob, and an under-counter fridge freezer. There is excellent space for a dining table, making this a room that can truly become the heart of the home.

Leading directly from the dining area is a small but beautifully presented conservatory, creating another lovely spot from which to sit back and enjoy views across the garden. Outside, the private rear garden has been designed to be attractive yet relatively easy to maintain, with a well-kept lawn complemented by sandstone patio areas providing ideal spaces for outdoor dining, entertaining or simply relaxing.

With its peaceful cul-de-sac position, generous extended accommodation, excellent parking and garage, private garden and superb proximity to Littlehaven station, this is a wonderfully versatile bungalow in a location that offers the best of both convenience and tranquillity.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 17'3 x 12'3 (5.26m x 3.73m)

KITCHEN/DINING ROOM 18'8 x 8'5 (5.69m x 2.57m)

CONSERVATORY 7'10 x 7'0 (2.39m x 2.13m)

BEDROOM ONE 12'8 x 12'0 (3.86m x 3.66m)

BEDROOM TWO 8'8 x 8'6 (2.64m x 2.59m)

SHOWER ROOM 7'7 x 5'5 (2.31m x 1.65m)

OUTSIDE

ATTACHED GARAGE 18'0 x 9'1 (5.49m x 2.77m)

DRIVEWAY WITH PARKING FOR THREE CARS

PRIVATE REAR GARDEN

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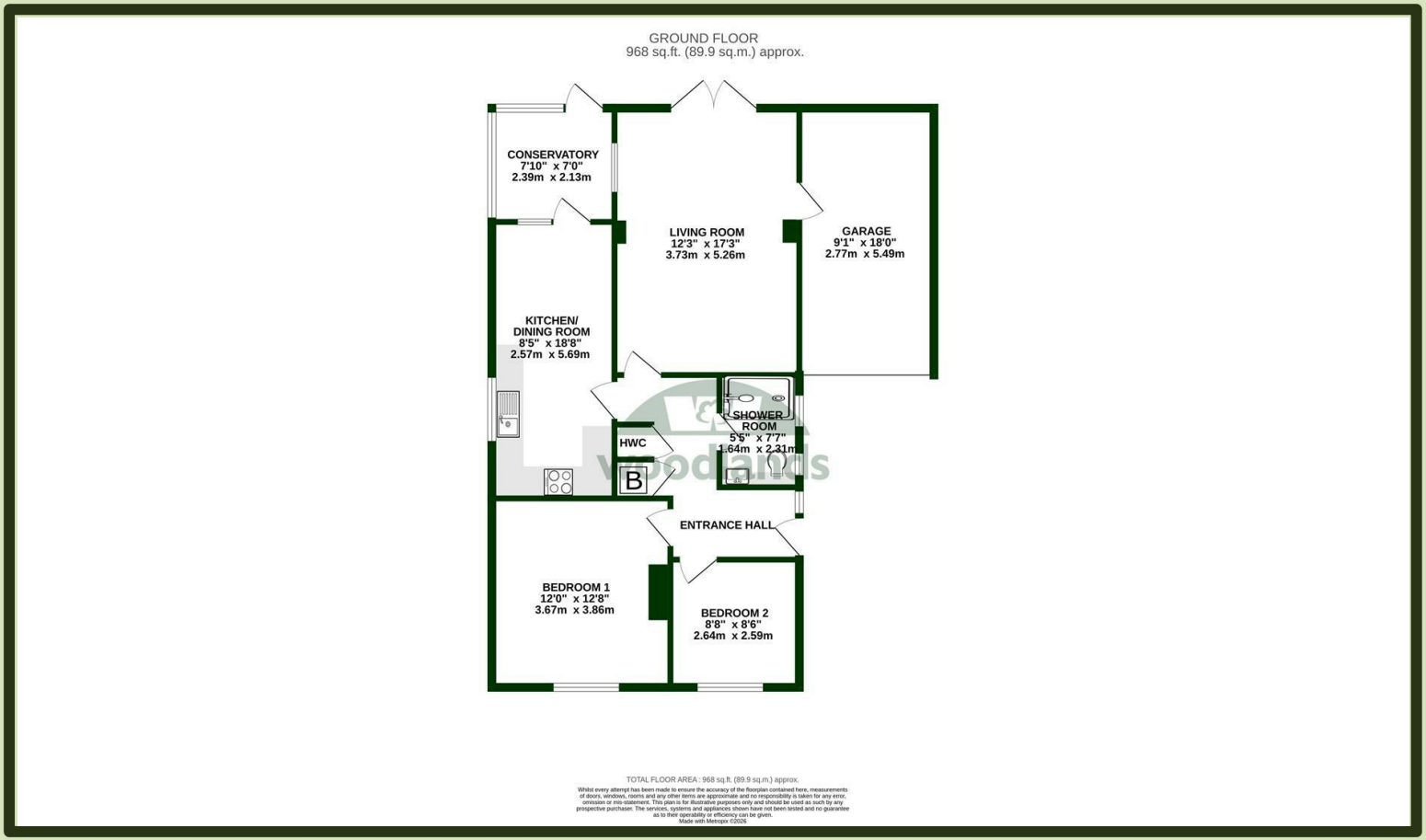

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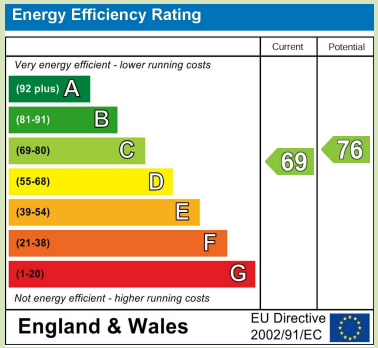

LOCATION: The property is situated in a cul-de-sac location offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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 offers a selection of restaurants and an Everyman Cinema. 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 railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the second exit into Rusper Road. Proceed along this road where Kidmans Close can be found on the right hand side just before Littlehaven Station Halt.

COUNCIL TAX: band E.

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.

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