



**Connells**

Highlands Avenue  
Horsham



## Property Description

### PUBLIC NOTICE

1 Highlands Avenue, Horsham RH13 5LW

We are acting in the sale of the above property and have received an offer of £405,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: D

Situated within easy walking distance of Horsham town centre and Horsham railway station, this three bedroom semi detached home offers an excellent opportunity for buyers looking to modernise and create their ideal home.

The accommodation comprises a lounge dining room, providing well-proportioned living and entertaining space. A separate kitchen offers scope for redesign or extension, allowing the new owners to tailor the layout to their needs. Outside the property benefits from driveway parking to the front and a private rear garden, ideal for families or those seeking outdoor space close to town.

Upstairs, the property features three bedrooms and a family bathroom, all requiring updating throughout, making this an ideal project for investors, developers or buyers keen to add value.

Requiring updating throughout, this property presents fantastic potential to create a wonderful long-term home in a highly convenient and sought after location.

## Horsham

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast.

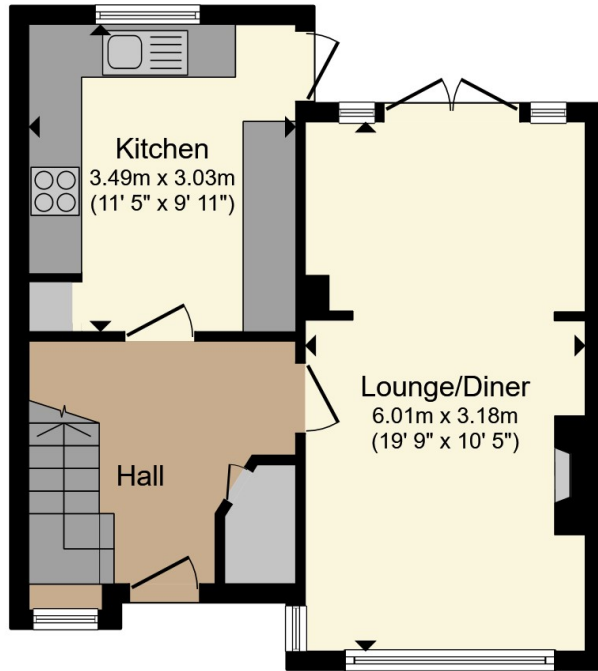
In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym.

There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

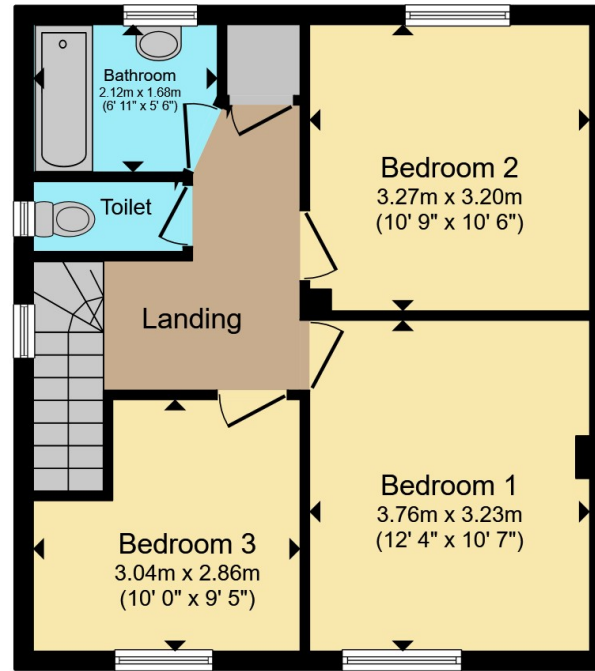








**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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31-31A Carfax  
HORSHAM RH12 1EE

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HS407460](http://connells.co.uk/Property/HS407460)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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