



Earlswood Close, Horsham, West Sussex, RH13 6DB





Situated in a quiet cul-de-sac, this well-presented semi-detached home on Earlswood Close offers an appealing combination of comfortable living, practical space and an excellent location. Ideal for couples and families alike, the property is conveniently placed for everyday amenities, with local shops and bus routes just a short walk away, whilst both Horsham and Littlehaven mainline stations are within easy reach, offering direct rail connections to London. For those who enjoy getting outdoors, the beautiful woodland walks of Leechpool and Owlbeech Woods are also close by.

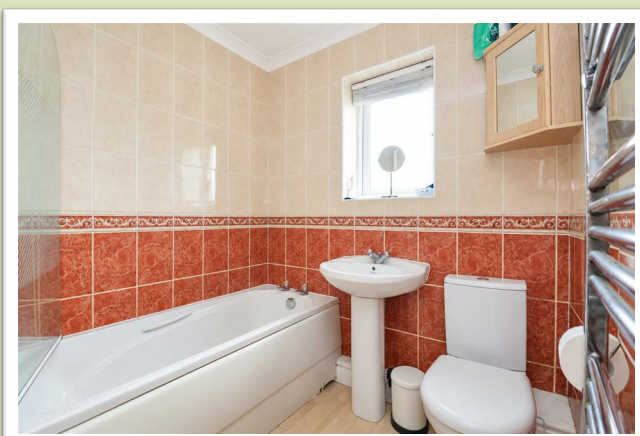
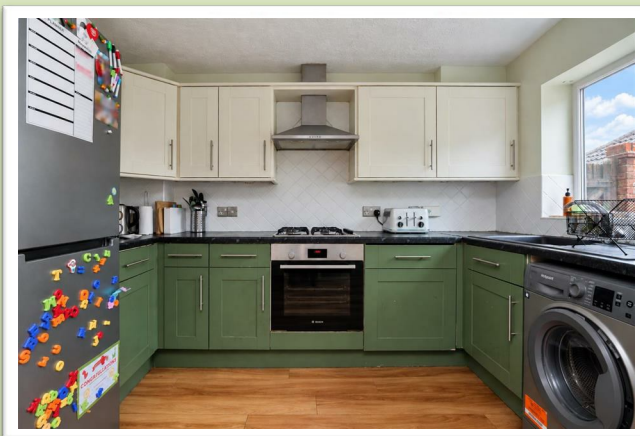
Stepping inside, an inviting entrance hall leads through to a beautifully decorated lounge, providing a separate, light-filled reception space with plenty of room to relax and unwind. To the rear, a second reception area offers an ideal dining space, open to the kitchen to create a sociable layout that works brilliantly for everyday life and entertaining. The kitchen itself benefits from generous worktop space, integrated oven and gas hob and space for further freestanding appliances. Adding further appeal is the conservatory, with solid roof making it a practical space to use year-round.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a single. The principal bedroom is particularly well equipped, featuring built-in wardrobes and a fitted dressing table, whilst the second double provides comfortable accommodation for family members or guests. The third bedroom enjoys an abundance of natural light, making it equally suitable as a child's room, home office or study. Completing the first floor is a spacious bathroom with a window featuring a bath with shower over.



Outside, the good-sized rear garden features a combination of patio and lawn, providing plenty of scope for outdoor dining, summer gatherings or simply enjoying some fresh air whilst a shed is neatly tucked away behind the garage. Adding to practicality, a door from the garden leads directly into the garage. To the front of the property, a neat front garden and driveway parking in front of the garage complete the picture.

With its peaceful setting, versatile accommodation and superb access to local amenities, woodland walks, Horsham town centre and mainline rail links, this attractive home offers an excellent opportunity for anyone seeking a well-located property with space to relax, entertain and enjoy everyday life.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 4'11" x 4'6" (1.50m x 1.37m)

LIVING ROOM 10'11" x 14'7" (3.33m x 4.45m)

KITCHEN/DINING ROOM 14'3" x 10'5" (4.34m x 3.18m)

CONSERVATORY 7'8" x 9'6" (2.34m x 2.90m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'2" x 8'5" (4.32m x 2.57m)

BEDROOM TWO 7'11" x 10'2" (2.41m x 3.10m)

BEDROOM THREE 7'0" x 7'1" (2.13m x 2.16m)

BATHROOM 7'9" x 6'1" (2.36m x 1.85m)

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING

GARAGE 8'7" x 16'11" (2.62m x 5.16m)

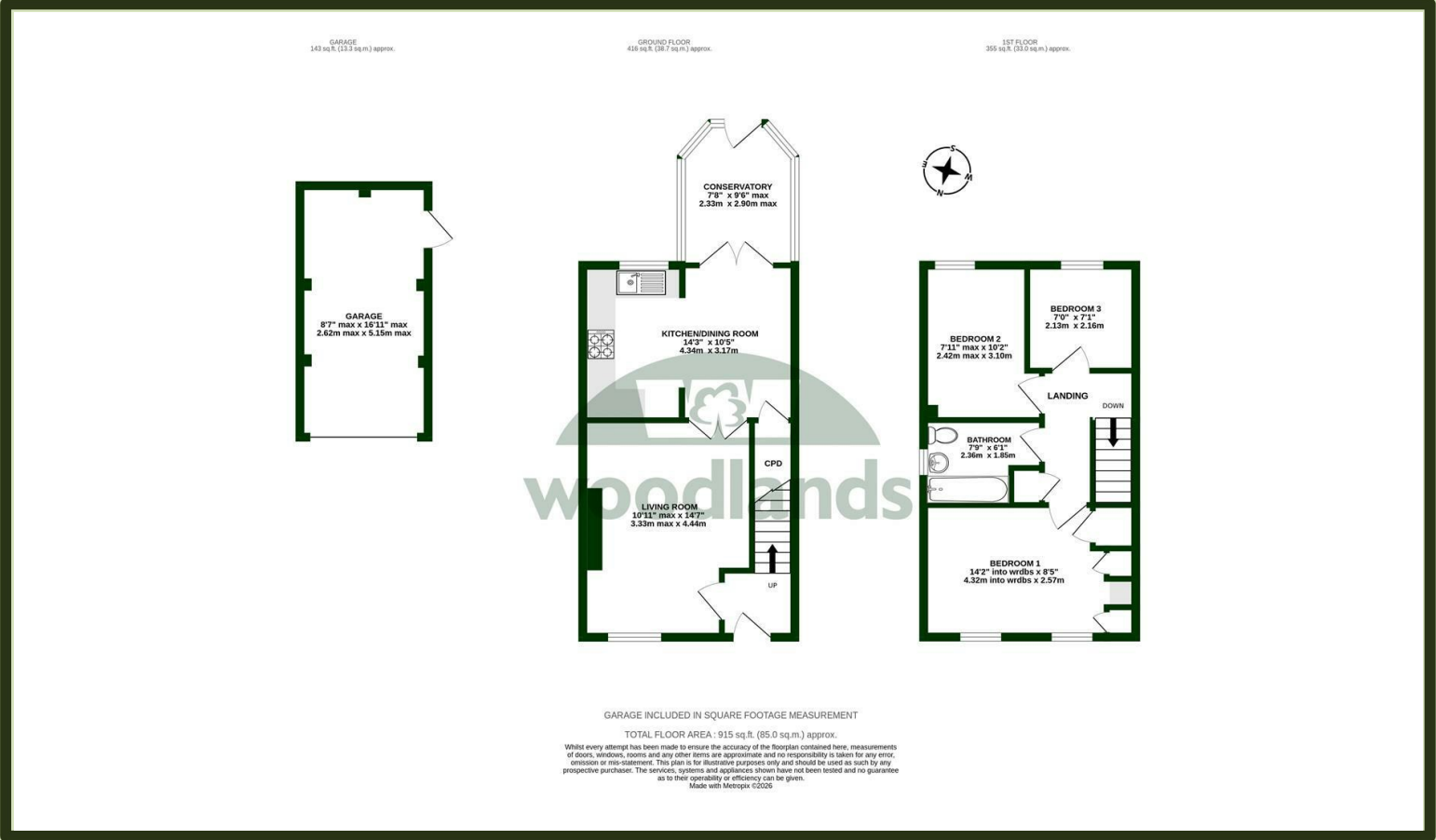
REAR GARDEN



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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



LOCATION: The property is located in a popular position on the east side of Horsham, offering great access into the town centre. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park. The local schools of Leechpool, Millais and Forest, fall within the catchment area.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the second exit into Comptons Lane. Earlswood Close is then the second turning on the right.

COUNCIL TAX: Band D.

EPC Rating: D.

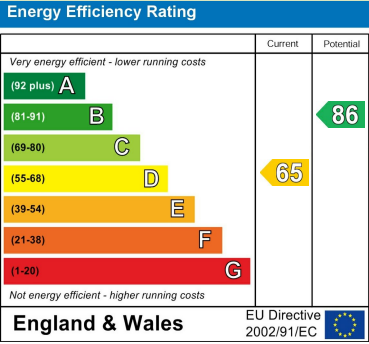
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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