



Rushams Road, Horsham, West Sussex, RH12 2NZ





Brought to the market with no onward chain and positioned in a highly sought-after location within easy walking distance to the town centre with its abundance of shops, bars, restaurants and amenities in a thriving market town setting. This three bedroom semi detached home offers something quite unique compared to other properties available, owing to the extensive refurbishments carried out by the current owners, meaning that the property boasts period features but with essentially all the modern convenience and finish of a brand new home, giving it a truly premium feel, whilst the size of the garden, and design of the home provides excellent scope for extensions both to the rear and into the loft (subject to planning) as so many neighbouring properties have done to excellent effect.

The location simply can't be beaten- as a family home it offers the perfect balance of convenience and practicality - just a short walk from Greenway Primary School, Tanbridge House offers secondary education nearby, whilst Horsham Park and the Rec playing grounds offer an abundance of greenspace.

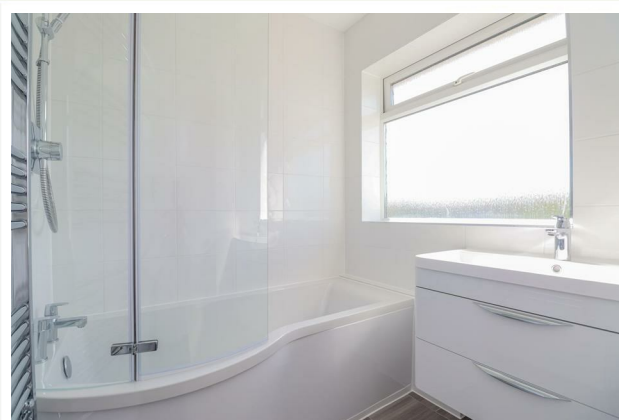
The extensive work includes a brand new heating system, full-re-wired electrical installation, all new insulation including cavity wall insulation, new ceilings and plaster work throughout, the replacement of all flooring with stylish carpeting and LVT flooring for added durability in the hallway, kitchen and bathroom, and brand new fitted kitchen and bathroom suite. However, the owners have been conscious to keep some of the character that keeps these homes so popular - such as the original door furniture and even a beautiful piece of stained glass work to the front door- created by a former owner.

Approached by driveway parking for two cars, the accommodation comprises an entrance hall, filled with natural light thanks to the large window leading up the carpeted stairs. There is a bright and spacious living room to the front with feature bay window and open fireplace, leading through to the dining area at the back boasting an additional working fireplace and glazed door out to the patio. The kitchen is to the rear, featuring a pantry cupboard, brand new base and wall units, a fitted Bosch oven, hob and integrated slimline dishwasher.

The first floor boasts three bedrooms - two being spacious doubles, with the principal bedroom also benefitting from the bay window feature whilst bedroom two provides built in storage. The bathroom is a contemporary design, with attractive vanity sink unit heated towel rail and a p-shaped bath with shower unit over the bath, whilst a separate cloakroom configuration makes the set-up more practical for family life.

The rear garden is another highlight of this superb home, with a westerly orientation making it the perfect space for entertaining and al fresco dining in the summer months, bathed in afternoon sunlight, there is a large lawned area beyond the patio, leading to a decking area and 5m x 3m shed that is fully wired with power outlets and lighting.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 12'03" x 12'10" (3.73m x 3.91m)

DINING ROOM 12'03" x 12'04" (3.73m x 3.76m)

KITCHEN 7'0" x 9'01" (2.13m x 2.77m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'04" x 13'06" (3.45m x 4.11m)

BEDROOM TWO 11'05" x 12'09" (3.48m x 3.89m)

BEDROOM THREE 6'07" x 8'10" (2.01m x 2.69m)

BATHROOM 6'06" x 5'08" (1.98m x 1.73m)

SEPARATE W.C 3'10" x 2'04" (1.17m x 0.71m)

OUTSIDE

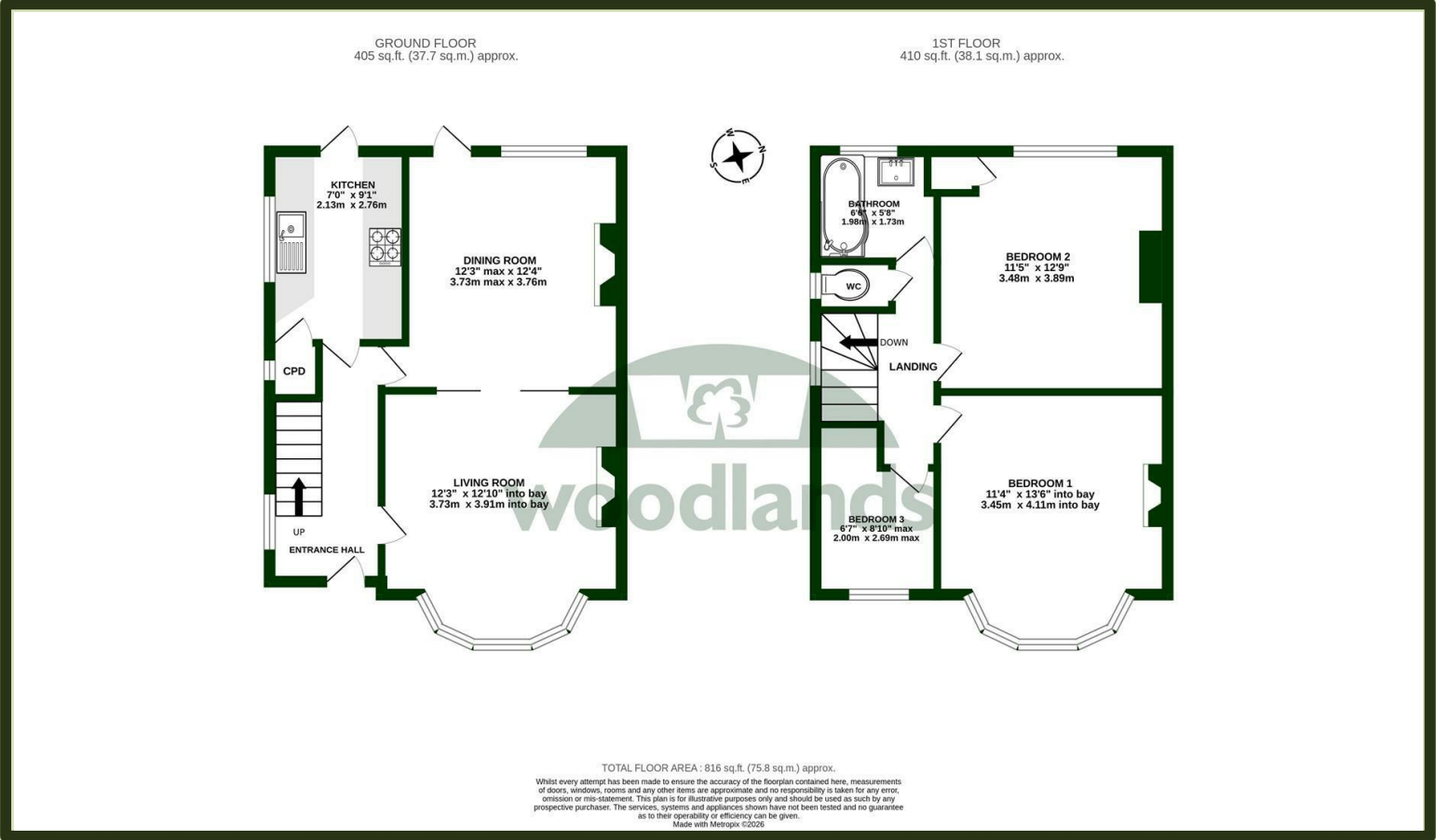
OFF ROAD PARKING TO THE FRONT FOR 2 CARS

WESTERLY REAR GARDEN

NO ONWARD CHAIN



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DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road. Continue along this road where the property can be found on the left hand side.

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.

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.

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.

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

