



25 Longhurst Avenue, Horsham
£450,000

**Henry Adams**
estate agents

25 Longhurst Avenue

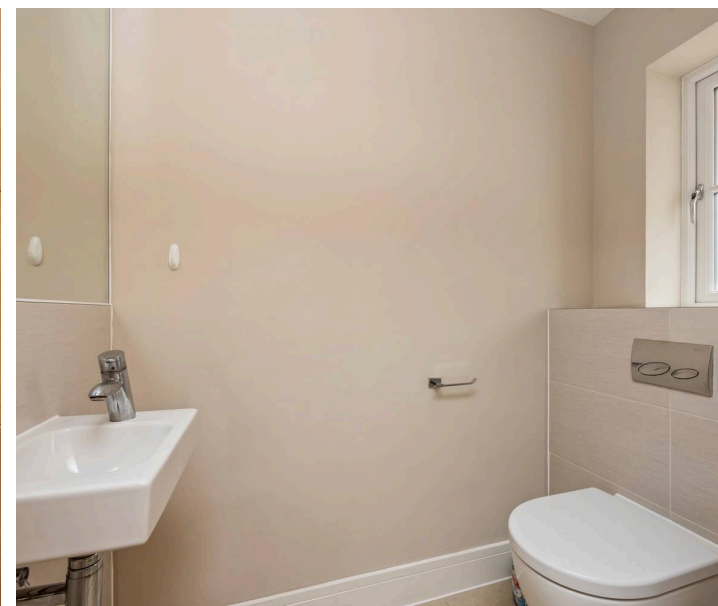
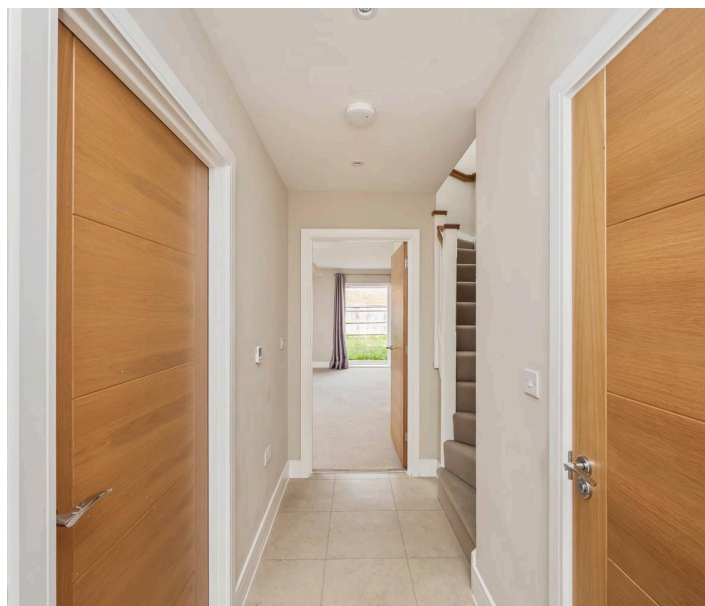
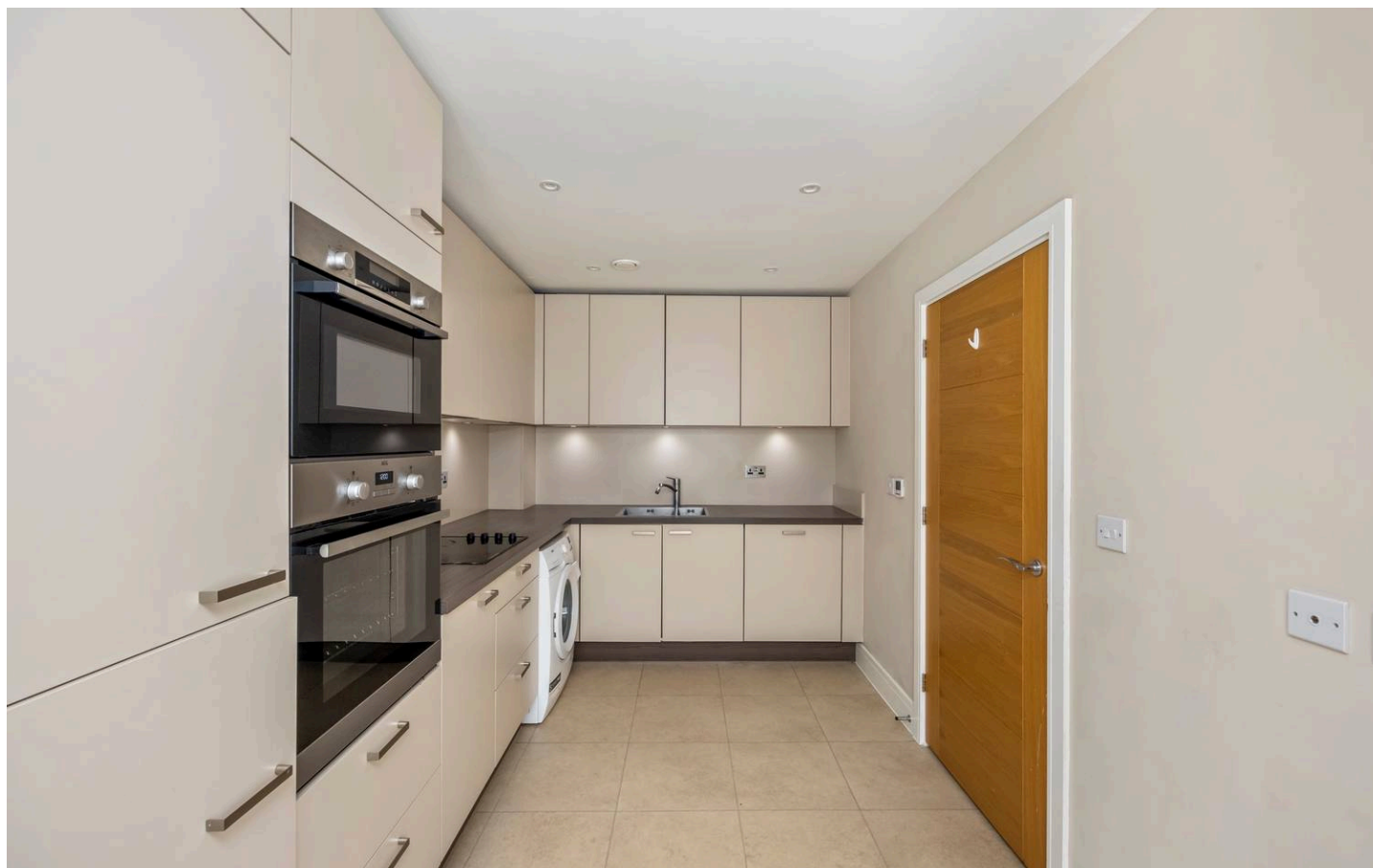
Horsham

This three bedroom family property is offered with NO ongoing chain and has a high specification throughout with quality kitchen fitments and bathroom ware. It is ideally located with access to Horsham town centre, nearby local schools, the mainline train station and also commuter routes to the capital.

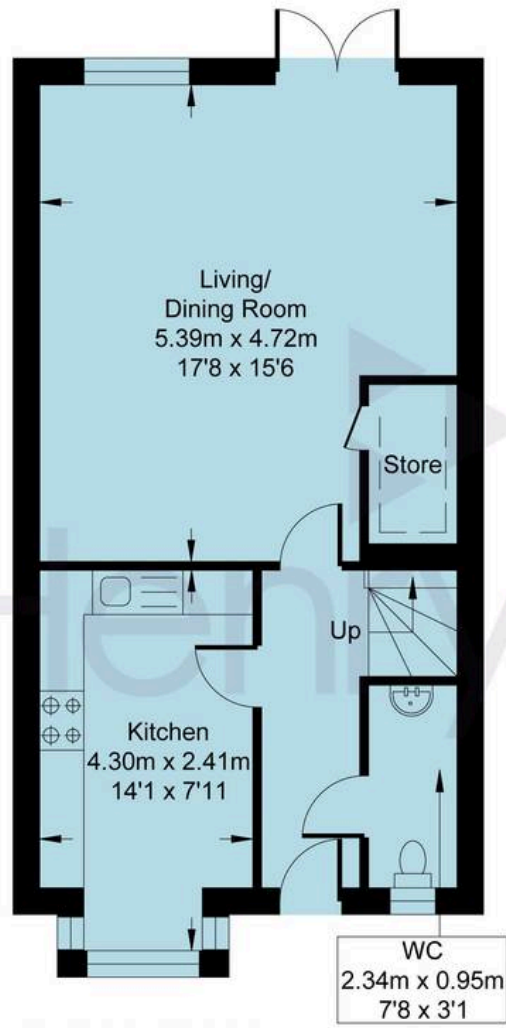
To the ground floor, the reception hallway welcomes you and leads into the kitchen/breakfast room which has a range of wall and base cabinets complemented with work surfaces running through and a selection of integrated appliances including oven, hob, extractor hood, fridge/ freezer and dishwasher. There is also the clever use of undercabinet lighting and tiled flooring.

The main sitting/dining room is well proportioned and has double doors leading directly onto the rear garden terrace. There is also an under stairs storage space. Also of note to the ground floor is a cloakroom with a wash hand basin and a low-level WC.

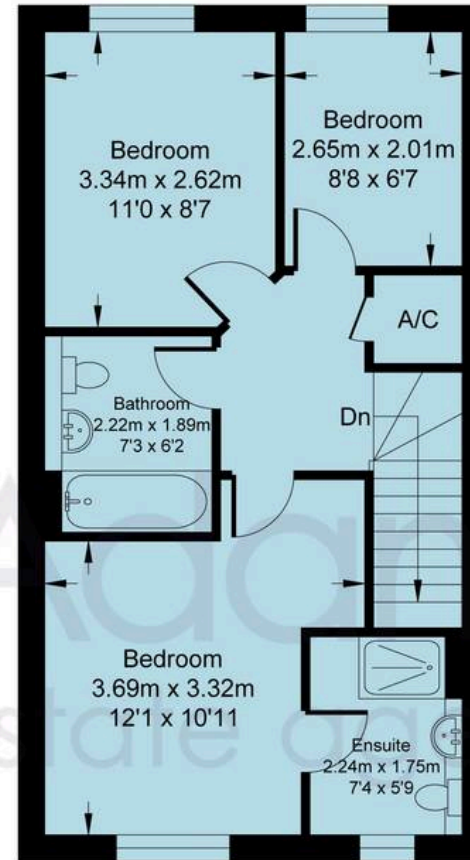
To the first floor, the main bedroom has views to the front of the property and benefits from an en-suite shower room with a large walk-in shower, a wash hand basin and a low-level WC. There are two further bedrooms, both of which have views over the rear garden and a family bathroom which has a wall mounted shower over the bath, a wash hand basin and a low-level WC. A superb three bedroom, two bathroom family home that is situated in the Highwood development.







GROUND FLOOR



FIRST FLOOR

Longhurst Avenue

Approximate Area = 932.80 sq ft / 86.66 sq m

For identification only - not to scale





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 ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. 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. For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Agent note - Estate fee £370.00 per annum approx

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.