

Three Acres, Horsham, West Sussex, RH12 1RS

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Offers Over £550,000







Offering an exciting opportunity to create a truly wonderful home, this substantial three-bedroom detached bungalow occupies a desirable position along a peaceful residential road in a popular area of Horsham. Available with no onward chain, the property already boasts generously proportioned accommodation throughout, having been significantly extended over the years, while offering considerable scope for modernisation, further enhancement and potentially additional extension, subject to the necessary planning permissions. With the advantage of spacious, single-storey living and a wealth of potential to make it your own, this is a property that presents an exciting prospect for a wide range of buyers.

Step inside and you'll immediately appreciate the generous proportions, with a welcoming entrance hall providing access to the family bathroom and leading through to an impressive living/dining room. This substantial reception space offers plenty of flexibility for both everyday family life and entertaining, with ample room to create distinct seating and dining areas. The adjoining kitchen/breakfast room provides further space for cooking and casual dining, while a separate rear hallway incorporates useful storage, a guest cloakroom and a mobility-friendly shower, adding a practical touch to the existing layout. There are three well-sized double bedrooms, each benefiting from fitted storage, ensuring comfortable accommodation for families, visiting guests or those looking to create a dedicated home office.

Outside, the property continues to impress with a generous garden offering plenty of scope to create an enviable space for relaxation and entertaining. A covered swimming pool provides an unusual and exciting feature, offering the potential to become a fantastic focal point during the warmer months, although it should be noted that it currently requires attention. Beyond the pool, a spacious patio provides an ideal spot for outdoor dining, while a lawn stretches towards a vegetable patch and a sizeable summer house, which also requires some attention but offers further possibilities for those keen to put their own stamp on the garden.

To the front, a brick-paved in-and-out driveway provides parking for two to three vehicles, complemented by an attached garage offering additional parking and a separate workshop beyond, ideal for hobbies, storage or practical projects.

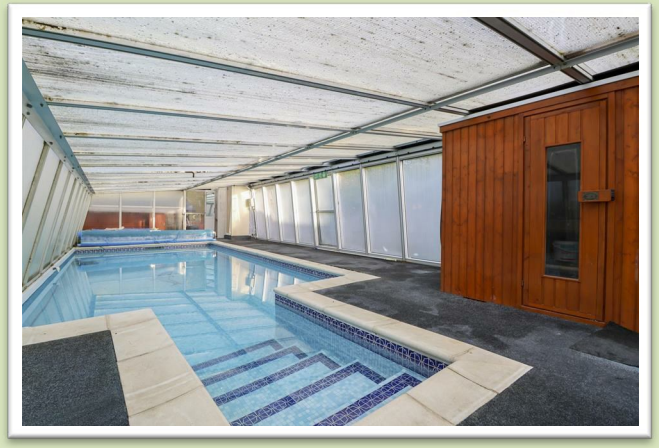
The location is another real highlight, with Horsham town centre within easy reach. This thriving historic market town offers an excellent blend of major high street names, independent retailers, welcoming cafés, bars and restaurants, alongside an impressive choice of leisure facilities.

Combining a sought-after residential setting with substantial existing accommodation and enormous potential for improvement, this is a fantastic opportunity for buyers looking to put their own ideas into practice and create a home perfectly tailored to their needs.













Accommodation with approximate room measurements:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

DOOR TO:

HALLWAY

LIVING/DINING ROOM 12'0" x 29'10" (3.66m x 9.09m)

KITCHEN/BREAKFAST ROOM 12'4" x 13'4" (3.76m x 4.06m)

INNER HALL

WET ROOM 5'6" x 3'4" (1.68m x 1.02m)

CLOAKROOM 3'10" x 3'8" (1.17m x 1.12m)

LEAN TO 4'11" x 13'7" (1.50m x 4.14m)

BEDOOM ONE 12'1" x 11'7" (3.68m x 3.53m)

BEDROOM TWO 10'5" x 10'5" (3.18m x 3.18m)

BEDROOM THREE 10'8" x 10'8" (3.25m x 3.25m)

BATHROOM 7'1" x 6'5" (2.16m x 1.96m)

OUTSIDE

BLOCK PAVED DRIVEWAY TO THE FRONT

GARAGE 7'10" x 23'9" (2.39m x 7.24m)

PLANT ROOM/WORKSHOP 7'0" x 17'4" (2.13m x 5.28m)

REAR GARDEN

COVERED SWIMMING POOL

NO ONWARD CHAIN

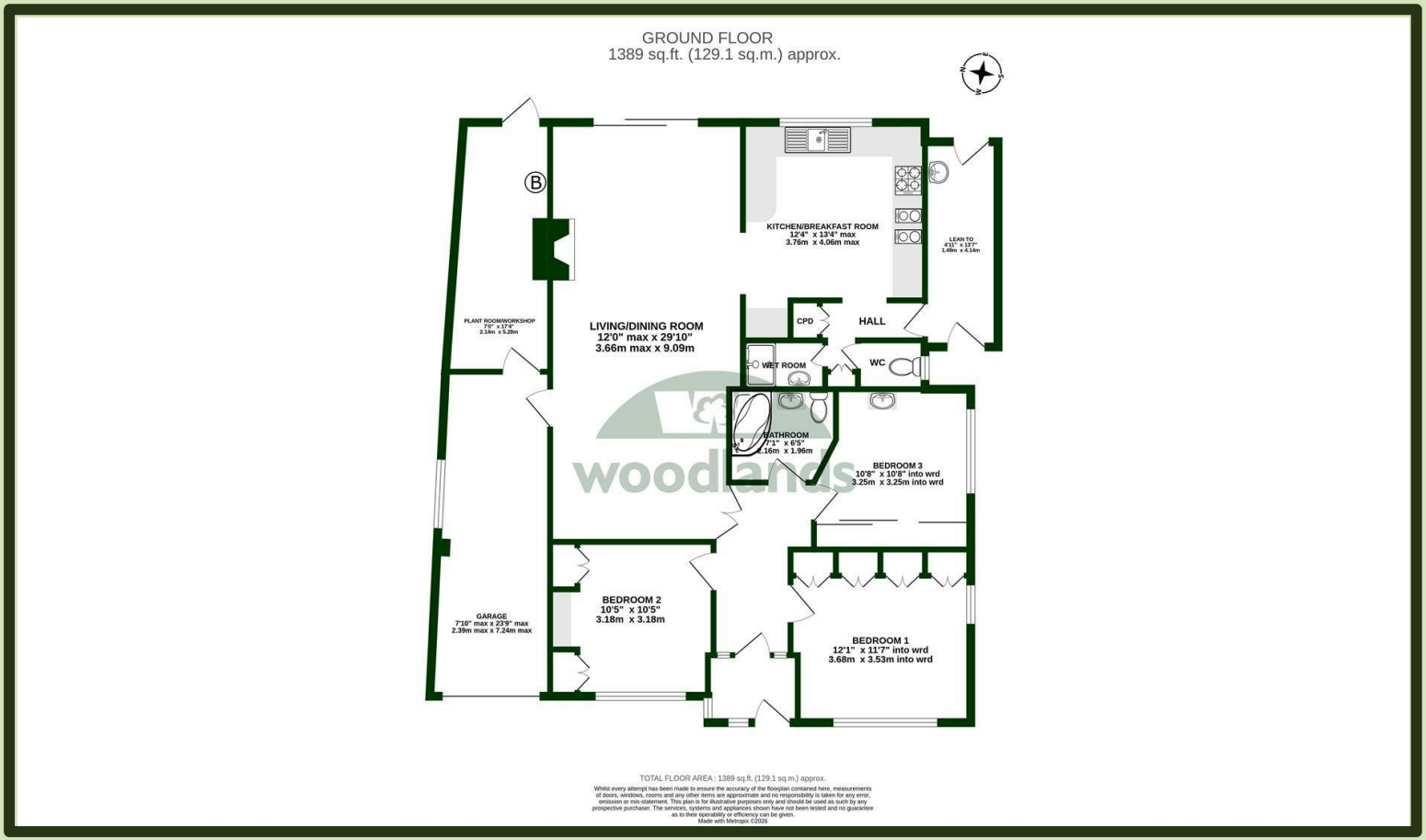
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LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is within half a mile and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham proceed in a southerly direction along the Worthing Road A24 and take the third turning on the right into Blackbridge Lane. Proceed for a short distance where Three Acres will be found third turning on the right.

COUNCIL TAX: Band F.

EPC Rating: To be confirmed

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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TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

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