



Shepherds Way, Horsham, West Sussex, RH12 4LS



woodlands



Nestled within a highly desirable and peaceful residential setting, this exceptional two-bedroom bungalow has been beautifully modernised to create a stylish and versatile home, perfectly suited to contemporary living. Combining high-quality finishes with exciting future potential, this is a property that will appeal equally to professionals, first-time buyers and those looking to downsize without compromise.

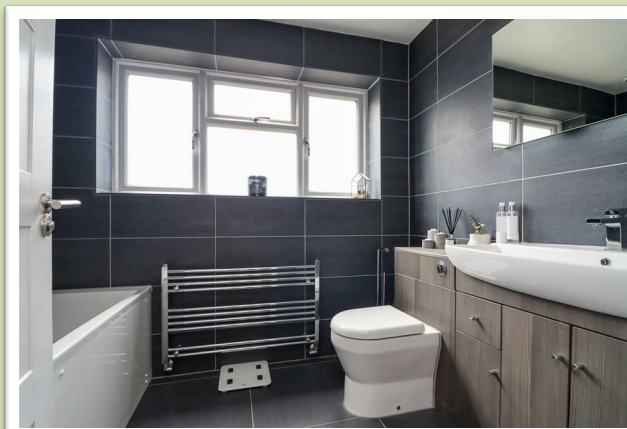
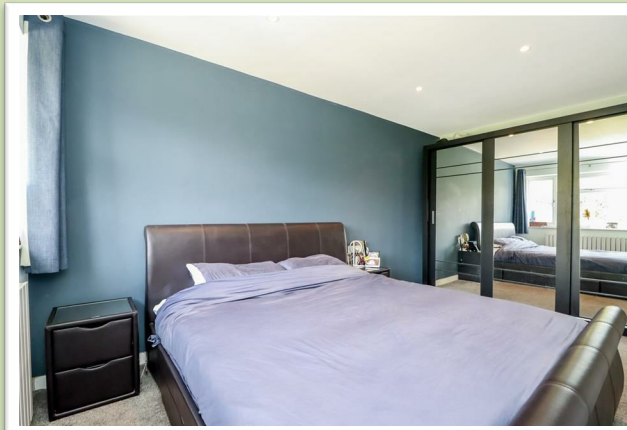
The heart of the home is undoubtedly the impressive open-plan living space, where natural light pours in to create a bright and welcoming atmosphere. The sleek, fully fitted kitchen has been thoughtfully designed with a range of high-specification appliances, contemporary cabinetry, central island and generous work surfaces, flowing seamlessly into the living area to provide an ideal setting for everyday life, entertaining guests or simply unwinding at the end of the day. Both bedrooms are well-proportioned, including a spacious principal double bedroom and a versatile second bedroom that enjoys direct access to the rear garden. This flexible space could serve equally well as a guest bedroom, home office or peaceful retreat. Completing the accommodation is a beautifully appointed bathroom, finished with stylish fittings and a sophisticated modern design.

Outside, the property continues to impress. The south-facing rear garden provides a wonderfully private and sun-filled space, ideal for outdoor dining, gardening or relaxing throughout the warmer months. Thoughtfully landscaped for ease of maintenance and enclosed by fencing for added privacy, it offers an attractive extension of the living space. A garage provides useful storage or secure parking, while an additional off-road parking space is conveniently located to the front of the property.

One of the standout attractions of this home is the generous rear garden, which presents exciting scope for extension, subject to the necessary planning consents. This offers purchasers the opportunity to enhance and adapt the property to suit their future requirements, adding further value to an already impressive home. Neighbouring properties have also extended into the loft space so we feel there is additional scope here too.

Situated within easy reach of Horsham town centre, residents can enjoy an excellent selection of shops, restaurants, cafés and leisure facilities, alongside highly regarded schools and healthcare services. Commuters are particularly well catered for, with regular bus routes nearby and Littlehaven railway station offering convenient direct services to London Victoria and destinations along the south coast. Surrounded by attractive parks, countryside walks and recreational amenities, the area strikes the perfect balance between tranquillity, convenience and lifestyle.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

OPEN PLAN KITCHEN/LIVING AREA 16'11" x 19'1" (5.16m x 5.82m)

INNER HALL 5'10" x 3'3" (1.78m x 0.99m)

BEDROOM ONE 15'07" incl wardbs x 8'10" (4.75m incl wardbs x 2.69m)

BEDROOM TWO 9'4" x 10'10" (2.84m x 3.30m)

FAMILY BATHROOM 8'6" x 6'2" (2.59m x 1.88m)

OUTSIDE

FRONT GARDEN

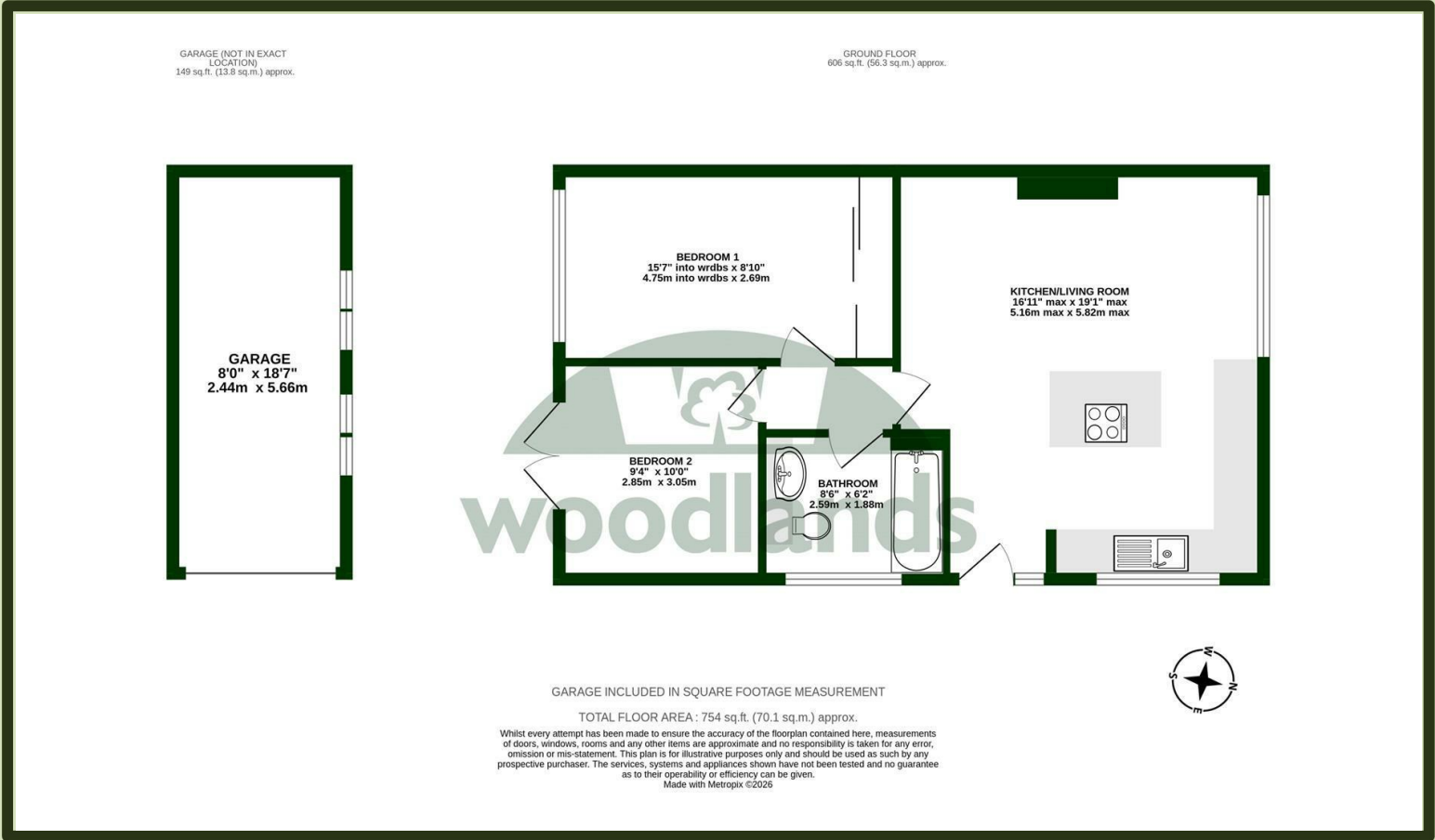
OFF ROAD DRIVEWAY PARKING

GARAGE 8'0" x 18'7" (2.44m x 5.66m)

REAR GARDEN



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LOCATION: Shepherds Way is a popular residential location offering good access for local shops, schools and Littlehaven Railway Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick. Horsham town centre is easily accessible via a short drive or regular bus services into town. Here you will find 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 the 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. You will also find an additional Horsham main line train station with services to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the road towards Crawley, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road, at the next roundabout take the third exit which is a continuation of the Harwood Road, follow this road to the traffic lights and go straight over, then take the first turning on the left into Shepherds Way.

COUNCIL TAX: band C.

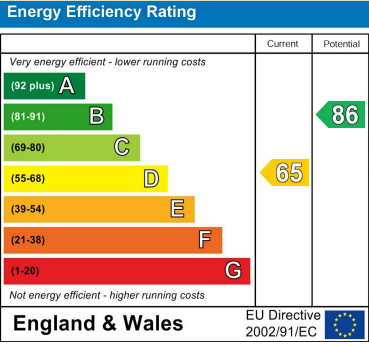
EPC Rating: D.

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.



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