



Bennetts Road, Horsham

Guide Price **£525,000**


Henry Adams
estate agents

94 Bennetts Road

Horsham

This attractive three-bedroom semi-detached house has been extended to the ground floor, creating a spacious and versatile home ideally suited to families or professionals. The property is conveniently located for Horsham town centre, the railway station, local schools and a wide range of shops, cafés and restaurants.

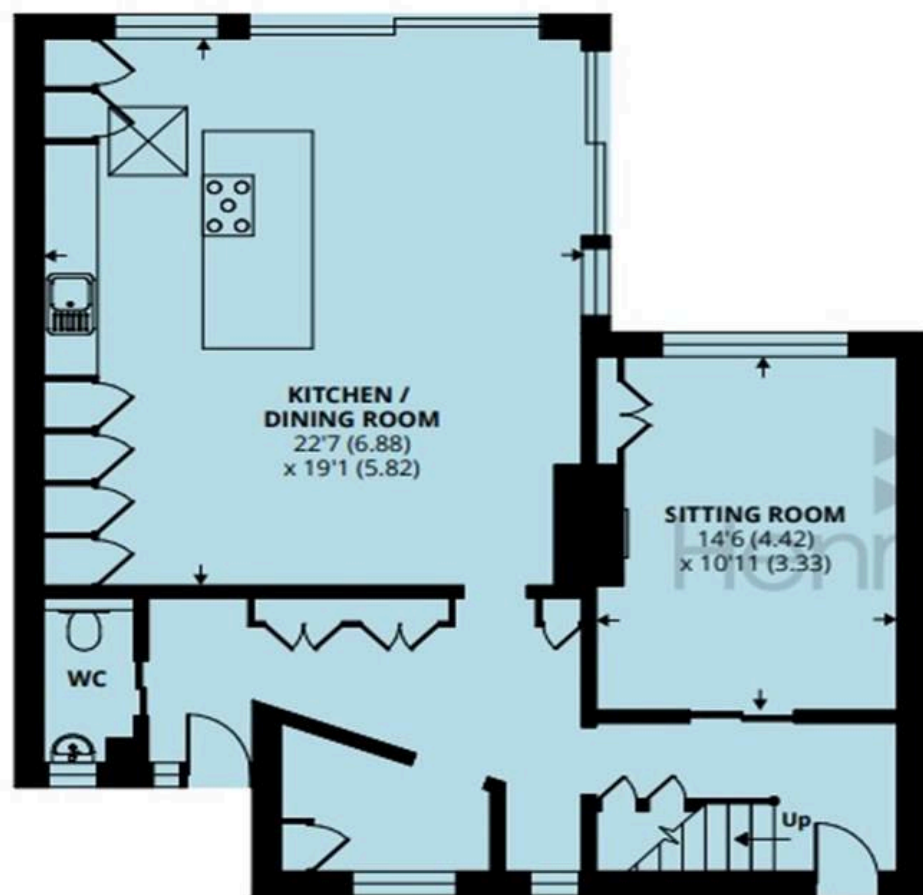
The ground floor features a particularly impressive **modern kitchen and spacious dining area positioned at the rear of the property**, overlooking and opening onto the garden. The generous kitchen/diner provides an excellent space for everyday family life and entertaining, with plenty of room for dining and enjoying views of the garden. A separate living room to the front of the property features a charming fireplace, creating a warm and welcoming focal point, while a useful downstairs WC adds further convenience.

Upstairs, there are three well-proportioned bedrooms, providing comfortable accommodation for family members, guests or those requiring additional space for working from home.

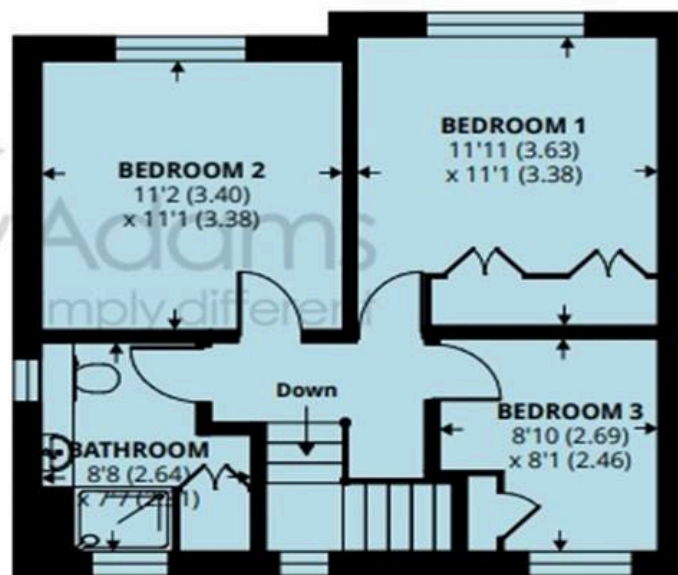
The rear garden is well maintained and offers a good degree of privacy, with plenty of space for children to play, outdoor entertaining or gardening. A dedicated garden office/study provides an ideal additional space for home working, hobbies or quiet study. To the front, the driveway provides off-street parking for vehicles, subject to size, adding to the property's practicality.



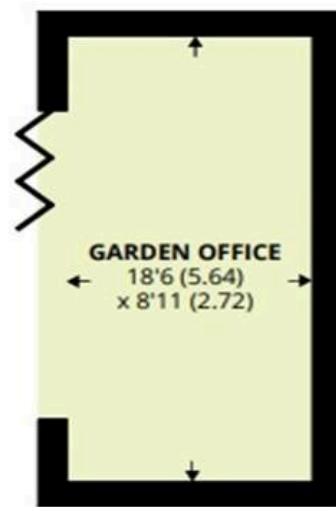




GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 1352 sq ft / 125.6 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 1518 sq ft / 141. sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023.
 Produced for Henry Adams. REF: 948116



Situated within easy reach of **Horsham railway station**, the property is well placed for commuters, while the town centre and local junior and senior schools are also conveniently accessible. Combining a modern extended kitchen/diner, versatile living accommodation, useful garden office and excellent transport and local amenities, this is a well-positioned home offering plenty of space for modern family living.

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south south-west of London, 18.5 miles north-west of Brighton and 26 miles north-east of the county town of Chichester. Nearby towns include Crawley to the north-east and Haywards Heath and Burgess Hill to the south-east. Horsham railway station has frequent trains into London (around 1 hour) and down to the south coast. In the commercial centre of Horsham is an open pedestrianised square known as the Carfax where there are twice weekly Artisan markets featuring local produce. Horsham has an excellent range of shops, bars and restaurants along with 2 cinemas and a theatre. The Pavilions In The Park offers a comprehensive leisure centre with swimming pools and gym. There are a number of excellent state and private schools in the area including Millais, Forest, Tanbridge, Bohunt, Farlington, Christ's Hospital, Pennthorpe and Cottesmore.

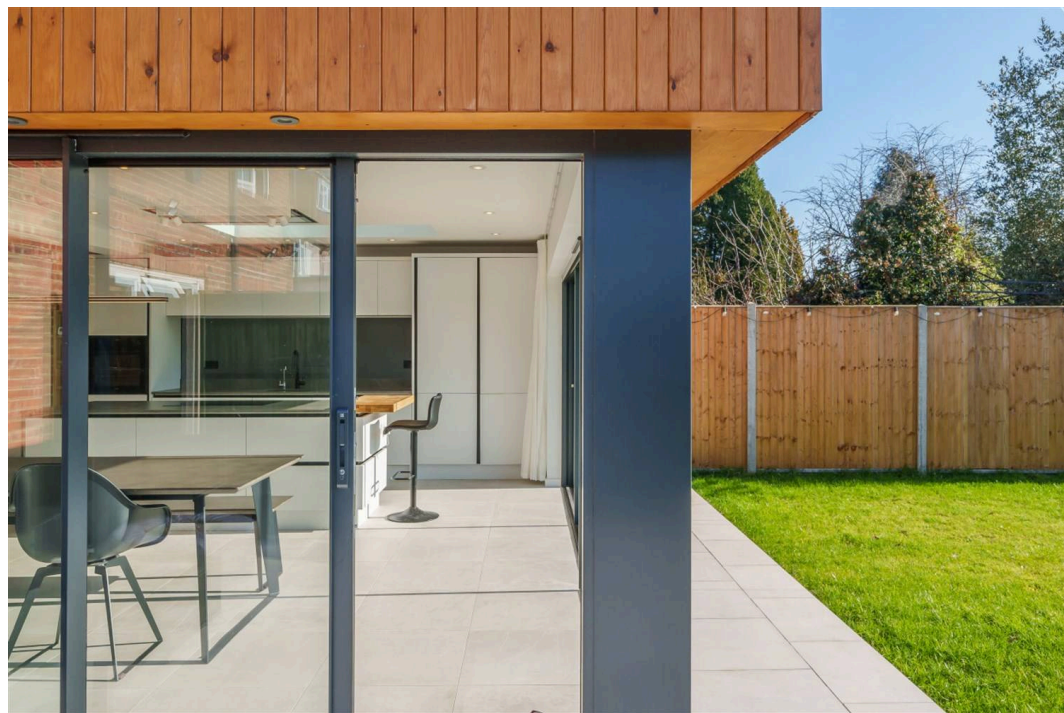
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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.