



Ropeland Way, Horsham, West Sussex, RH12 5NZ



woodlands



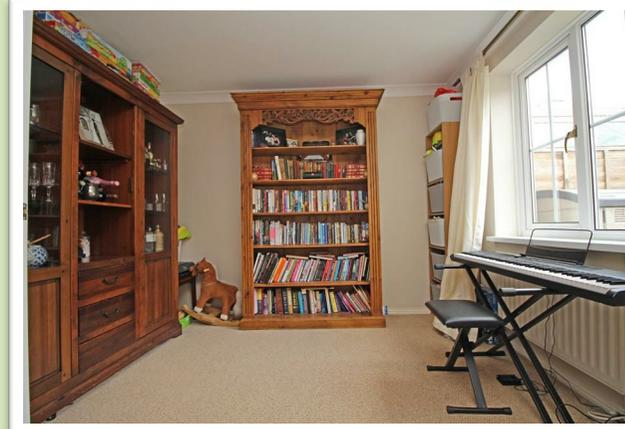
A beautifully presented three bedroom semi-detached family home, situated in a sought after North Horsham location within close proximity of Littlehaven Railway Station and offering great road access for the A264.

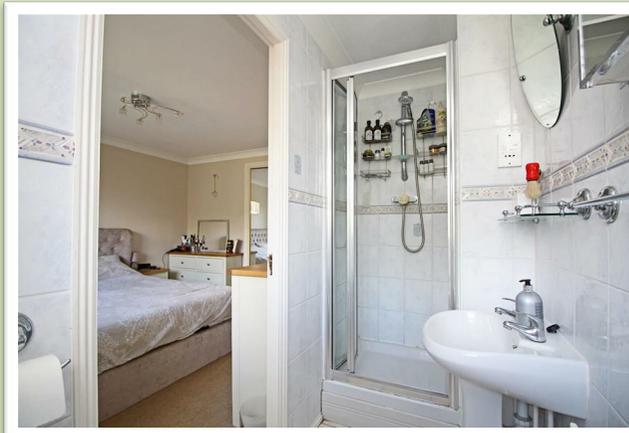
The front door leads into the entrance hall with doors to all principal rooms. This modern home offers good sized accommodation and the conversion of the integral garage offers an ideal family room or fourth bedroom option with window to front aspect. At the rear is a large 19ft living/dining room that overlooks the rear garden accessed via with French doors. The kitchen has a pleasant dining area in the bay window and is equipped with a range of units. There is also a useful utility room at the end of the kitchen with a personal door to the side. A downstairs cloakroom completes the accommodation on this floor.

To the first floor are three spacious bedrooms and a family bathroom fitted with white suite. The principal bedroom boasts a built-in wardrobe and en-suite shower room and bedroom two also has a built-in wardrobe. The house also benefits from having double glazing and gas central heating to radiators.

Outside, to the front is a driveway providing off road parking. There is side access to the rear garden which is laid to lawn with a paved patio and flower and shrub borders.

An internal viewing is strongly advised to fully appreciate the location and the accommodation it has to offer.





Accommodation with approximate room sizes:

**ENTRANCE HALL**

**KITCHEN** 7'11" max 5'4" min x 13'8" max (2.41m max 1.63m min x 4.17m max)

**UTILITY** 5'5" x 5'2" (1.65m x 1.57m)

**FAMILY ROOM** 7'10" x 12'4" (2.39m x 3.76m)

**CLOAKROOM**

**LIVING/DINING ROOM** 19'6" max 9'8" min x 11'5" (5.94m max 2.95m min x 3.48m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** 10'8" x 11'5" (3.25m x 3.48m)

**EN-SUITE SHOWER ROOM**

**BEDROOM TWO** 10'8" x 11'3" (3.25m x 3.43m)

**BEDROOM THREE** 8'7" x 8'2" (2.62m x 2.49m)

**FAMILY BATHROOM** 4'10" x 7'6" (1.47m x 2.29m)

**OUTSIDE**

**DRIVEWAY PROVIDING OFF ROAD PARKING**

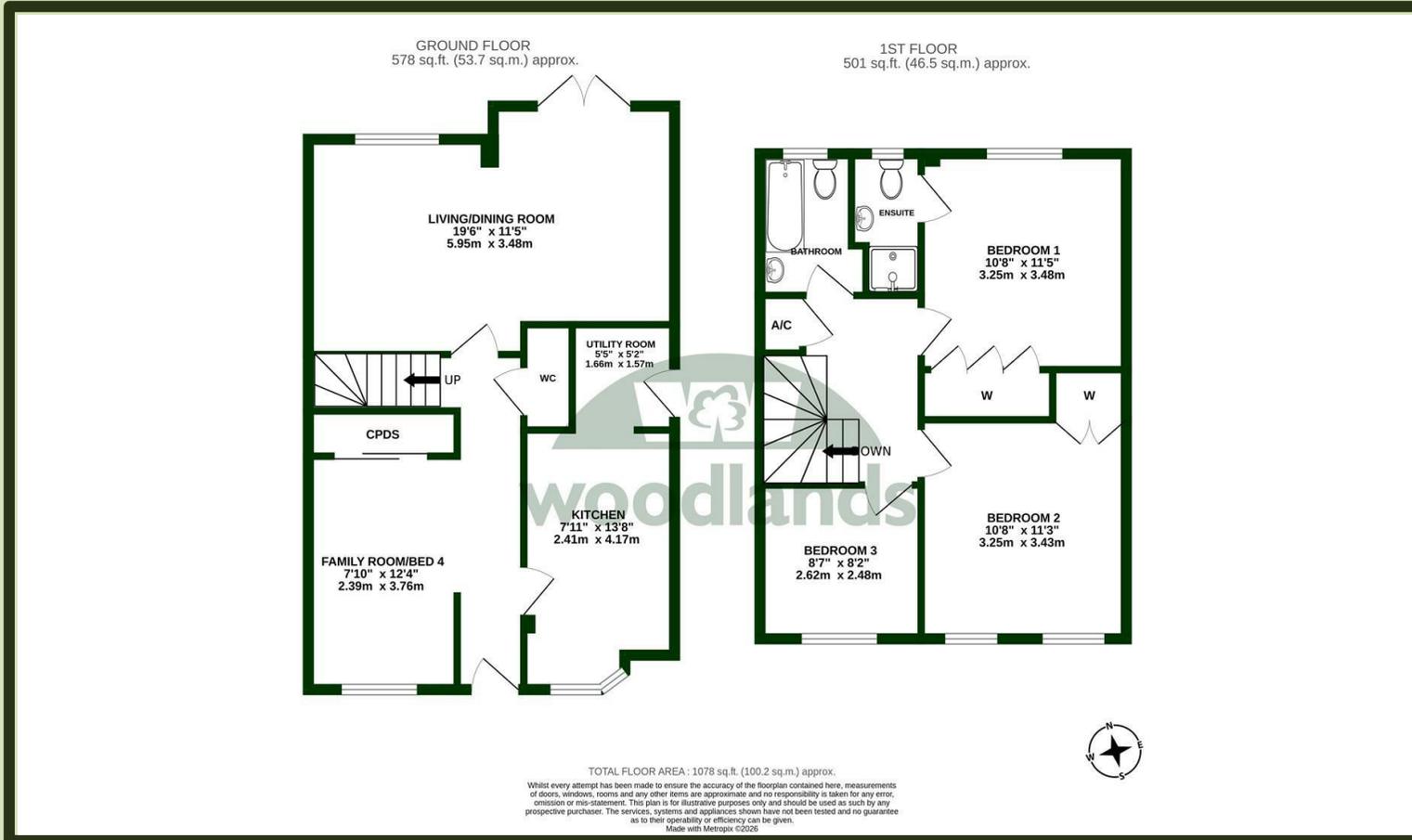
**REAR GARDEN**



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**LOCATION:** The property is situated in a popular development in north Horsham, within the school catchment for Bohunt, Millais and Forest secondary schools and offers great road links for the A24 Horsham bypass which provides easy access to London and the South Coast, connecting with the M23 and the M25. Littlehaven train station with mainline commuter links to London is within a 10 minute walk. Horsham town centre offers a comprehensive range of shopping facilities 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. There is the additional Horsham mainline station which also offers regular services to London Victoria and London Bridge.

**DIRECTIONS:** From Horsham town centre take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit into Kings Road. Continue along this road and at the next roundabout take the second exit into Rusper Road. Proceed over Littlehaven Station halt and at the next roundabout take the first exit. Ropeland Way is then the first turning on the right.

**COUNCIL TAX:** Band E.

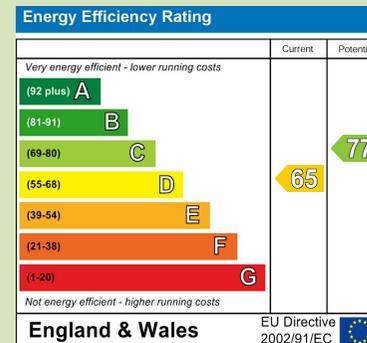
**EPC Rating:** D.

**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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