



## 2 Foxleigh Chase

Horsham, West Sussex, RH12 4AX  
Guide Price £675,000 Freehold



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 2 Foxleigh Chase, Horsham, West Sussex, RH12 4AX

A beautifully presented four bedroom detached family home, situated in a quiet residential cul-de-sac just a short walk from Littlehaven train station, and one mile from Horsham town centre. The close comprises only twelve detached homes, each set on well-proportioned plots with generous driveways, making this an exclusive and attractive development. No. 2 is a handsome mock Tudor design, offering spacious accommodation perfectly suited to modern family life. The ground floor comprises an entrance hall, a cloakroom, a bright sitting room with gas stove, a recently refitted and wonderfully appointed open plan kitchen/dining room with island, a utility room, an insulated sunroom, and a partially converted attached garage. On the first floor, there are three double bedrooms, a fourth single bedroom, a family bathroom, and an ensuite shower room to the principal bedroom. Outside, to the front is a block paved and tarmacked driveway providing off road parking, and to the rear is a neatly kept and secluded rear garden. Offering a fantastic opportunity for the next owner, the property comes to the market with the fabric of a second storey extension already completed. The current owners planned to create a further bedroom and bathroom, however this is now for the next owner to make their own, and complete the works to their specification.

**Location:** The vibrant market town of Horsham combines historic charm with modern conveniences, making it a highly desirable place to live. Its bustling centre offers an excellent mix of independent boutiques and high street favourites, while East Street, affectionately known as "Eat Street," boasts an impressive selection of cafés and restaurants. The town hosts a lively programme of arts, music, and cultural events throughout the year, ensuring there is always something to enjoy. Transport links are superb, with the mainline station providing direct routes to London and the coast, Gatwick Airport just 20 minutes away, and the central bus station offering services to Gatwick, Guildford, and Brighton. Horsham is particularly popular with families, offering a range of well-regarded primary and secondary schools, as well as numerous nurseries and early years providers. For outdoor enthusiasts, the town is surrounded by some of the South's most beautiful countryside, from tranquil woodland walks to exhilarating mountain bike trails, providing a wealth of leisure opportunities right on your doorstep.

**Entrance Hall** A welcoming entrance hall with fitted entrance mat, radiator, and a useful under-stairs storage cupboard. Doors lead to the cloakroom, sitting room, and the open plan kitchen/dining room.

**Cloakroom** Comprising a low-level WC with dual flush, a vanity wash hand basin with mixer tap and storage beneath, tiled splashback, heated towel radiator, a front aspect obscured window, and a high level fuse board.

**Sitting Room** A bright sitting room with a large front aspect window, gas stove with brick surround with glazed double doors opening through to the dining area, creating a flexible and sociable living space.

**Open Plan Kitchen/Dining Room** Formerly two rooms, this impressive open plan space now forms the hub of the home, spanning the full width of the property. The recently refitted kitchen comprises a comprehensive range of eye and base level cabinets in a soft grey finish, complemented by marbled quartz worktops, and an inset stainless steel one and a half bowl sink with routed drainer and mixer tap. High specification integrated appliances include a four-burner induction hob with extractor over, electric oven with convection microwave oven above, full-height fridge, low-level freezer, and a dishwasher. Thoughtfully designed storage includes corner carousel cupboards, a full size pull out larder, and a pull-out bin drawer. A central island provides additional preparation space, and a continuation of worktops creates breakfast bar seating. The kitchen is open to the dining area, which comfortably accommodates a large table and chairs and has French doors opening onto the rear garden. Additional features include four vertical radiators and recessed spotlighting. Doors lead to the sunroom and utility room.

**Utility Room** A useful and well-equipped utility space with eye and base level cabinets, worktops, and space and plumbing for a washing machine. There is also a raised, tiled pet grooming shower, radiator, extractor fan, and a side access door.

**Sunroom** A versatile additional room with an insulated roof, radiator, and spotlighting, enjoying French doors that open directly onto the garden, ideal for year-round use.

Stairs rise to the first floor landing with a side aspect window, airing cupboard, loft access, and doors to all rooms.

**Bedroom 1** A generously sized double bedroom with a front aspect window, radiator, a full range of fitted wardrobes with sliding doors, and door to the ensuite shower room.

**Ensuite Shower Room** A contemporary suite comprising a shower with concealed mixer and handheld attachment, low-level WC with dual flush, wall-hung wash hand basin, heated towel radiator, obscured side aspect window, and extractor fan.

**Bedroom 2** A further spacious double bedroom with a rear aspect window, and radiator.

**Bedroom 3** A third double bedroom with a front aspect window, and radiator.

**Bedroom 4** A good-sized single bedroom with a rear aspect window, and radiator.

**Bathroom** A modern bathroom comprising a panel enclosed bath with mixer tap and shower over, low-level WC with dual flush, vanity wash hand basin with storage beneath, heated towel radiator, and an obscured side aspect window.

## OUTSIDE

To the front, there is a block paved and tarmacked driveway providing ample off road parking. There is a gate which provides side access, where there is a useful area out of sight of the rear garden, perfect for storing bins, and to the opposite side of the house is a covered timber lean-to, which provides outside storage.

To the rear, the garden enjoys a good degree of privacy, and is mainly laid to lawn with an attractive red brick dwarf wall partitioning a paved seating area, which is perfect for outdoor entertaining. The lawn is bordered by established shrub and tree planting, and an area of bark chippings creates an additional seating area.

Council Tax Band - E

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

