

Britten Close, Horsham, West Sussex, RH13 6RZ

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Guide Price £475,000 - £500,000







Set within a peaceful cul-de-sac this attractive three-bedroom semi-detached home offers a fantastic combination of space, versatility and convenience. Presented in modern, neutral tones throughout, the property provides well-proportioned accommodation arranged over two floors, with the added benefit of an integral garage offering excellent potential to create further living space, subject to the necessary planning permissions.

The location is particularly appealing, with woodland walks, local primary schools, playgrounds and everyday shops all within easy reach. Horsham town centre is also just a short drive away, providing an excellent selection of shops, cafés, bars, restaurants and leisure facilities, alongside plenty of attractive open spaces. It is a setting that really does offer the best of both worlds – a peaceful environment to come home to, while keeping the amenities of Horsham close at hand.

To the front, a private driveway provides off-road parking for one car, positioned in front of the integral garage, while an attractive front garden adds to the property's kerb appeal. Once inside, a small entrance hallway leads through to the bright and welcoming living and dining room, which forms the real hub of the home. Featuring a charming bay window to the rear and a dual-aspect outlook, the room has a lovely sense of light and space, with clearly defined areas for both relaxing and dining.

The kitchen is positioned beyond and is modern, well presented and equipped with an integrated oven and hob, with a convenient downstairs cloakroom completing the ground floor. The integral garage can be accessed directly from the kitchen and currently provides useful additional storage and utility space, including room for freestanding white goods, while also offering that exciting potential for future conversion.

Upstairs, there are three comfortable bedrooms, with the principal bedroom enjoying the added luxury of a dressing area leading through to its own en-suite shower room with large double shower. The remaining bedrooms are served by a modern family bathroom, making the layout particularly well suited to family life.

Outside, the rear garden provides a lovely space to enjoy during the warmer months, being predominantly laid to lawn with a neat patio area that is ideal for outdoor dining, entertaining or simply relaxing. With a modern air source heating system already in place, this is a home that offers the opportunity to move straight in, settle in and start enjoying everything it has to offer.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

OPEN PLAN LIVING/DINING ROOM 229" max length (69.80m max length)

LIVING AREA 12'10" x 14'7" (3.91m x 4.45m)

DINING AREA 7'6" x 8'2" (excl bay) (2.29m x 2.49m (excl bay))

KITCHEN 11'7" x 8'1" (3.53m x 2.46m)

CLOAKROOM 2'5" x 5'5" (0.74m x 1.65m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'9" x 10'11" (2.97m x 3.33m)

EN-SUITE SHOWER ROOM 8'0" x 4'2" (2.44m x 1.27m)

BEDROOM TWO 7'11" x 9'7" (2.41m x 2.92m)

BEDROOM THREE 6'5" x 9'9" (1.96m x 2.97m)

BATHROOM 6'3" x 6'3" (1.91m x 1.91m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 8'1" x 16'1" (2.46m x 4.90m)

REAR GARDEN

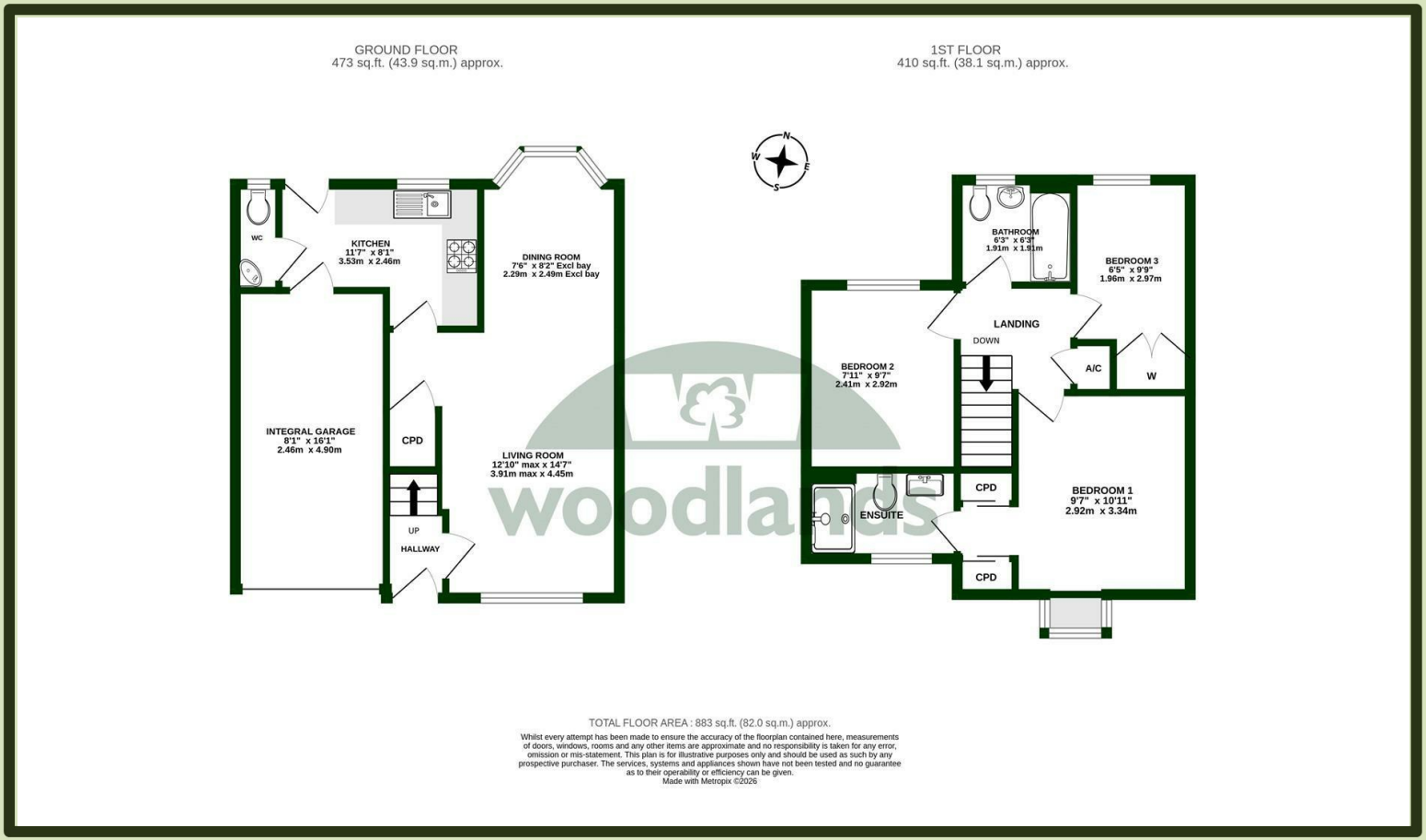
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LOCATION: The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is approximately 1 mile away. The property also benefits from being close to popular schools and falls within the catchment for Forest, Millais and Bohunt secondary schools. The property is also conveniently position within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. There is also Piries Place with an Everyman Cinema and further restaurants. Road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, turn right into Forest Road and at the roundabout turn right into Elgar Way. Take the fist turning on the right into Britten Close.

COUNCIL TAX: Band E.

EPC Rating: C.

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.

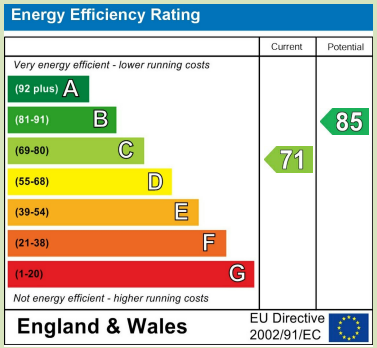
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