



Hernbrook Drive, Horsham, West Sussex, RH13 6EW





This beautifully presented and thoughtfully extended four-bedroom detached bungalow occupies a highly sought-after position on the ever-popular Hernbrook Drive, on the edge of Horsham. Offering the rare advantage of spacious single-storey living, the property provides an excellent opportunity for buyers seeking a home that combines comfort, practicality and future-proofed living in an exceptionally peaceful setting.

Perfectly positioned for families and downsizers alike, the property is within easy reach of some of Horsham's most highly regarded schools, including Heron Way Primary School, The Forest School and Millais School, while Horsham town centre and the mainline station are both conveniently close by. The property also enjoys the convenience of a nearby local shop and pub, yet remains wonderfully tucked away on the edge of woodland and Chesworth Farm countryside, offering miles of scenic walks straight from the doorstep. It is the perfect balance of edge-of-town living with easy access to nature, without the hustle and bustle of the town centre.

The property is approached via an impressive sweeping in-and-out driveway providing parking for several vehicles, alongside a detached garage with electric door. Inside, a spacious entrance hall filled with natural light from a skylight provides access to all rooms and useful storage cupboards.

At the heart of the home is the generous double-aspect kitchen/breakfast room, fitted with an extensive range of wall and base units complemented by attractive stone worktops, with ample dining space and double doors opening directly onto the rear garden. The adjoining double-aspect living/dining room offers a versatile and welcoming space, ideal for both relaxing and entertaining.

The bungalow offers four well-proportioned bedrooms, including an impressive principal suite with walk-in wardrobe and en-suite shower room, alongside a modern family bathroom.

Outside, the south-facing rear garden enjoys an excellent degree of privacy, with a large paved terrace leading onto a well-maintained lawn bordered by mature planting. Further benefits include two garden sheds, outdoor power points and an outside tap, completing this superb home designed for many years of comfortable living.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING/DINING ROOM 11'11" x 23'6" (3.63m x 7.16m)

KITCHEN/BREAKFAST ROOM 9'7" x 23'7" (2.92m x 7.19m)

BEDROOM ONE 12'1" x 12'2" (3.68m x 3.71m)

EN-SUITE SHOWER ROOM 4'7" x 8'4" (1.40m x 2.54m)

WALK-IN CLOSET 5'0" x 5'0" (1.52m x 1.52m)

BEDROOM TWO 9'0" x 15'4" (2.74m x 4.67m)

BEDROOM THREE 10'1" x 12'3" (3.07m x 3.73m)

BEDROOM FOUR/STUDY 9'0" x 10'3" (2.74m x 3.12m)

FAMILY BATHROOM 5'4" x 8'1" (1.63m x 2.46m)

OUTSIDE

IN AND OUT DRIVEWAY

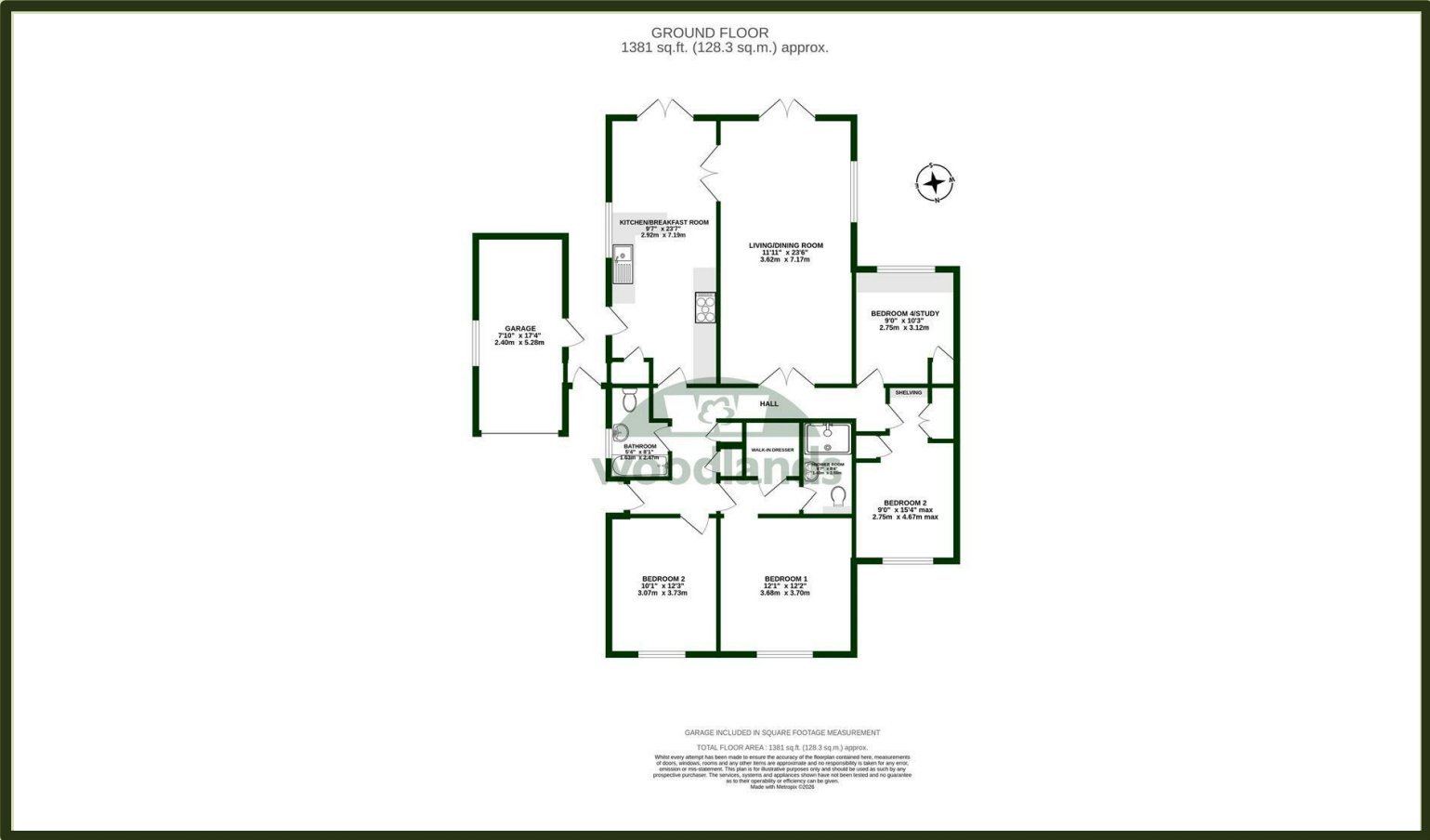
OFF ROAD PARKING

GARAGE 7'10" x 17'4" (2.39m x 5.28m)

REAR GARDEN



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LOCATION: Situated in a highly regarded position on the east side of Horsham, ideally located for great access into the town centre. The historic market town of Horsham provides a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. The property also falls within the school catchment for Heron Way primary School, Millais and Forest Secondary schools. Surrounding Horsham are idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station offers ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Way. At the next set of traffic lights turn left into East Street. Proceed under the iron bridge and along the Brighton Road (A281). Pass Tesco Express on the left hand side and take the next left into Hernbrook Drive.

COUNCIL TAX: Band F.

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.

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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