



Howard Road, Horsham, West Sussex, RH13 6AB



woodlands



A superbly versatile three-bedroom semi-detached home, ideally positioned in a highly sought-after residential area of north east Horsham. Conveniently located just a short walk from a range of local amenities and within easy reach of Littlehaven Station, the property offers spacious and flexible accommodation.

Offered to the market with no onward chain, this attractive home stands out for the exceptional amount of living space on offer. At the heart of the property is a generously proportioned open-plan living and dining area, creating a fantastic space for both everyday family life and entertaining guests. Large bi-fold doors open out onto a covered area, enhancing the sense of space and offering a great space for socialising.

Complementing the main reception space is a further versatile reception room, providing the flexibility that modern buyers increasingly seek. Whether utilised as a home office, children's playroom, snug, hobby room or even a ground-floor bedroom if required, it offers valuable additional living accommodation that can easily adapt to changing needs.

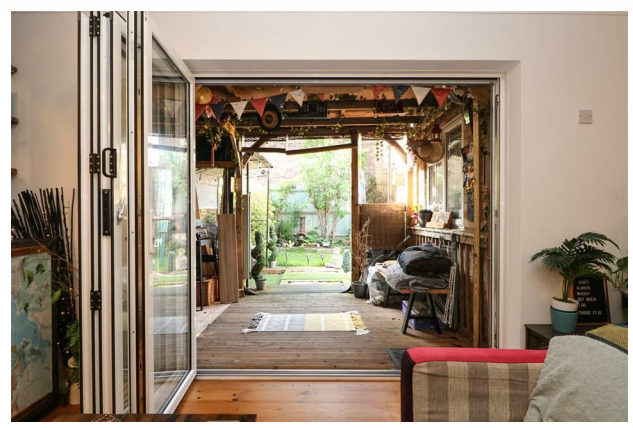
The kitchen is well positioned to serve the living areas and offers excellent potential for future enhancement, while a convenient ground-floor cloakroom adds to the practicality of the layout.

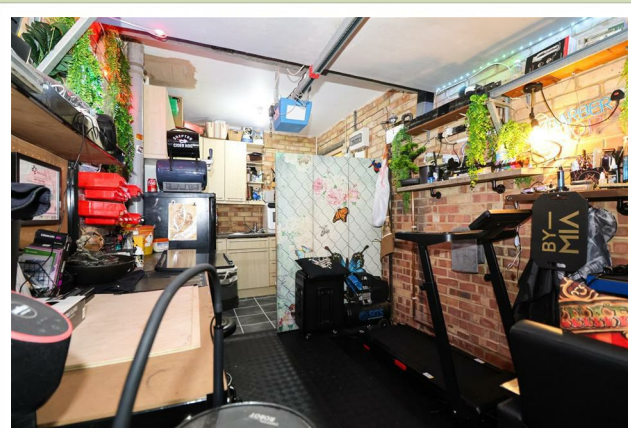
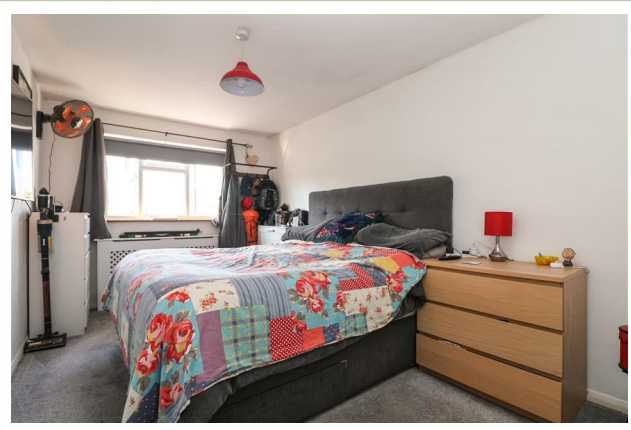
Upstairs, the property offers three well-proportioned bedrooms, together with a family bathroom serving the first-floor accommodation. The balanced layout makes the home particularly appealing to families, while also offering manageable and comfortable living for first-time buyers, professional couples or those looking to downsize without compromising on space.

Externally, the property benefits from an enclosed rear garden, providing space for children to play, outdoor entertaining or simply relaxing during the warmer months. A particularly noteworthy feature is the substantial driveway, offering off-road parking for three to four vehicles - a rarity for the road and a genuine advantage for households with multiple cars or visiting guests.

The location is equally impressive. Situated in a popular and established part of north east Horsham, a parade of local shops including a Co-op, post office and pharmacy can be found just moments away, catering for day-to-day needs. Littlehaven Station is within easy reach, providing direct rail services to Gatwick Airport, London and beyond, making the property ideal for commuters. The home also falls within catchment of several well-regarded local schools, further enhancing its appeal to growing families.

Combining generous accommodation, excellent flexibility, ample parking and a convenient location, this is a fantastic opportunity to acquire a well-rounded family home in one of Horsham's most popular residential areas.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**FRONT DOOR TO:**

**ENTRANCE HALL**

**RECEPTION ROOM 7'6" x 11'4" (2.29m x 3.45m)**

**CLOAKROOM 7'4" x 3'0" (2.24m x 0.91m)**

**LIVING/DINING ROOM 19'11" x 11'11" (6.07m x 3.63m)**

**KITCHEN 7'6" x 10'10" (2.29m x 3.30m)**

**FIRST FLOOR**

**BEDROOM ONE 9'2" x 15'8" (2.79m x 4.78m)**

**BEDROOM TWO 10'1" x 12'0" (3.07m x 3.66m)**

**BEDROOM THREE 9'2" x 9'2" (2.79m x 2.79m)**

**FAMILY BATHROOM 7'1" x 8'4" (2.16m x 2.54m)**

**OUTSIDE**

**OFF ROAD PARKING TO THE FRONT**

**INTEGRAL GARAGE 8'4" x 17'3" (2.54m x 5.26m)**

**REAR GARDEN**

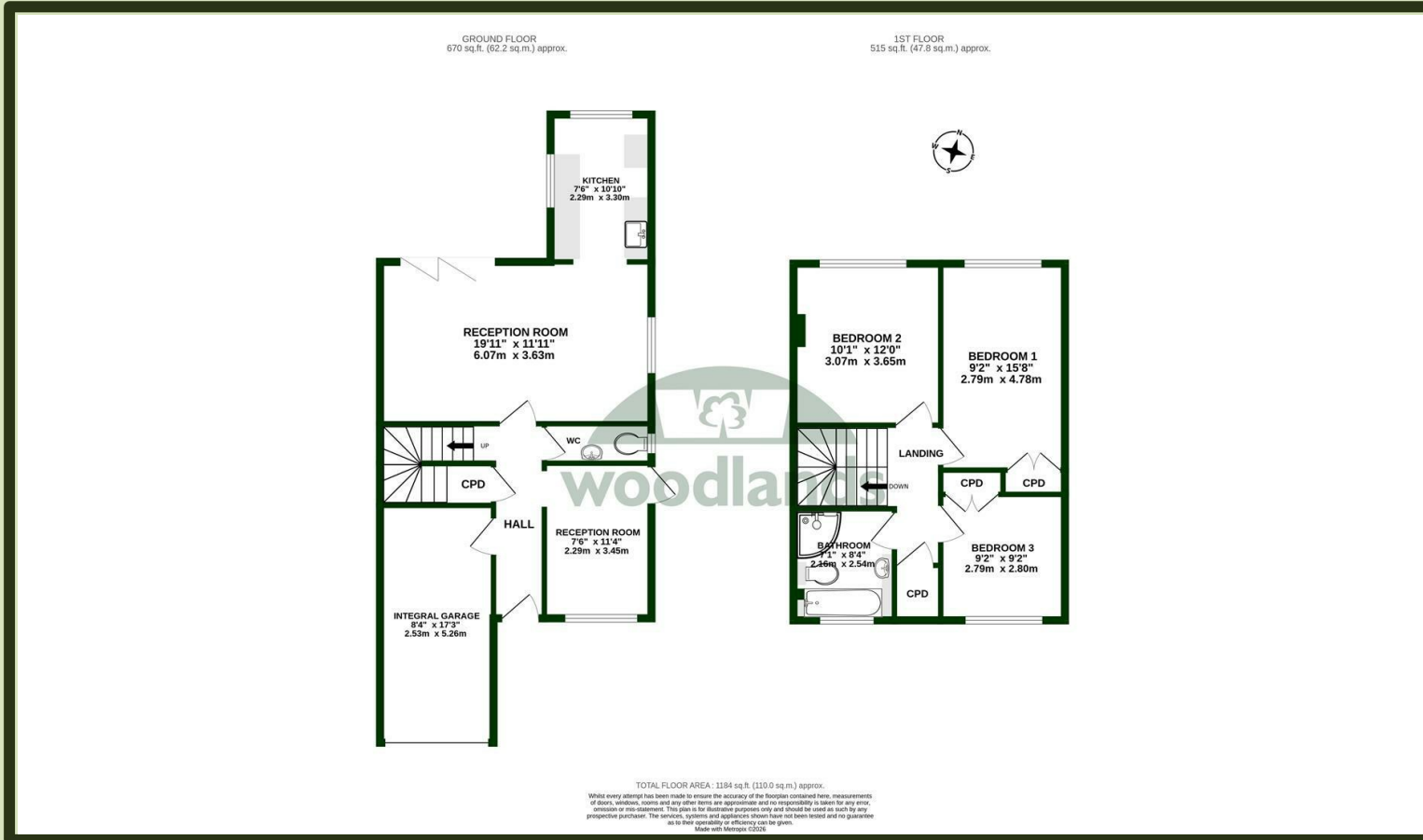
**NO ONWARD CHAIN**



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**LOCATION:** Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham Town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the roundabout take the second exit into Kings Road and at the next roundabout take the third exit into Crawley Road. Go straight ahead at the mini roundabout and at the Millennium Hall, turn right into Fitzalan Road (by the shops). Howard Road can be found at the end.

**COUNCIL TAX:** Band D.

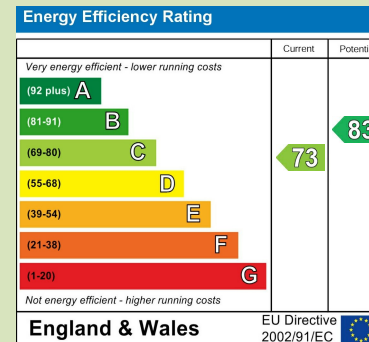
**EPC Rating:** C.

**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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