



Depot Road, Horsham, West Sussex, RH13 5HA



woodlands



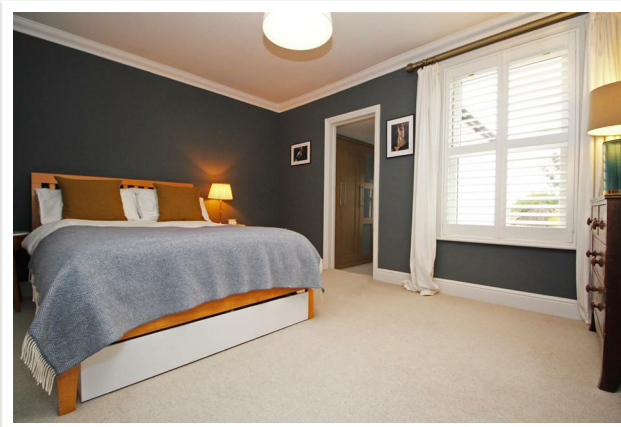
A beautifully presented two bedroom period property situated in a popular central location, offering excellent access for the mainline station, park and Horsham town centre. Set back from the road with a walled front garden and path leading to the front door with gated side access, the property has been tastefully decorated throughout and also benefits from having bespoke shutters fitted to the double glazed sash windows. This would make an excellent family home with room to expand and adapt the existing space to suit.

There is a covered porch to protect from the elements, and the front door leads into a well laid-out ground floor. With generous sized living room and a dining room featuring an attractive gas fired stove burner. The bespoke fitted kitchen features stone worktops and range cooker. There is excellent scope to extend to make a much larger open plan kitchen/diner. To the rear of the ground floor there is also a beautifully presented bathroom. Both the kitchen and bathroom benefit from under floor heating.

To the first floor you will find two large double bedrooms both with feature fireplaces with the master bedroom benefitting from a beautiful dressing room which could easily be converted into an impressive en-suite, however the owners currently put it to good use as an additional home office/study. This style of property also lends itself to convert the loft into a further bedroom, subject to the normal consent.

The private, south facing rear garden boasts a generous paved patio, ideal for barbeques in the summer months, and leads on to an expanse of lawn with attractive shrub borders, which is the ideal space for children to play, or for keen gardeners to make the most of.





Accommodation with approximate room sizes:

ENTRANCE HALL

LIVING ROOM 13'10" into bay 11'10" min x 10' max (4.22m into bay 3.61m min x 3.05m max)

DINING ROOM 13'3" max 12' min x 10'8" (4.04m max 3.66m min x 3.25m)

KITCHEN 6'7" x 9'5" (2.01m x 2.87m)

UTILITY ROOM

BATHROOM 6'4" x 7'1" (1.93m x 2.16m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'2" max x 10'8" (4.01m max x 3.25m)

DRESSING ROOM 6'7" x 9'4" (2.01m x 2.84m)

BEDROOM TWO 13'3" max x 12' (4.04m max x 3.66m)

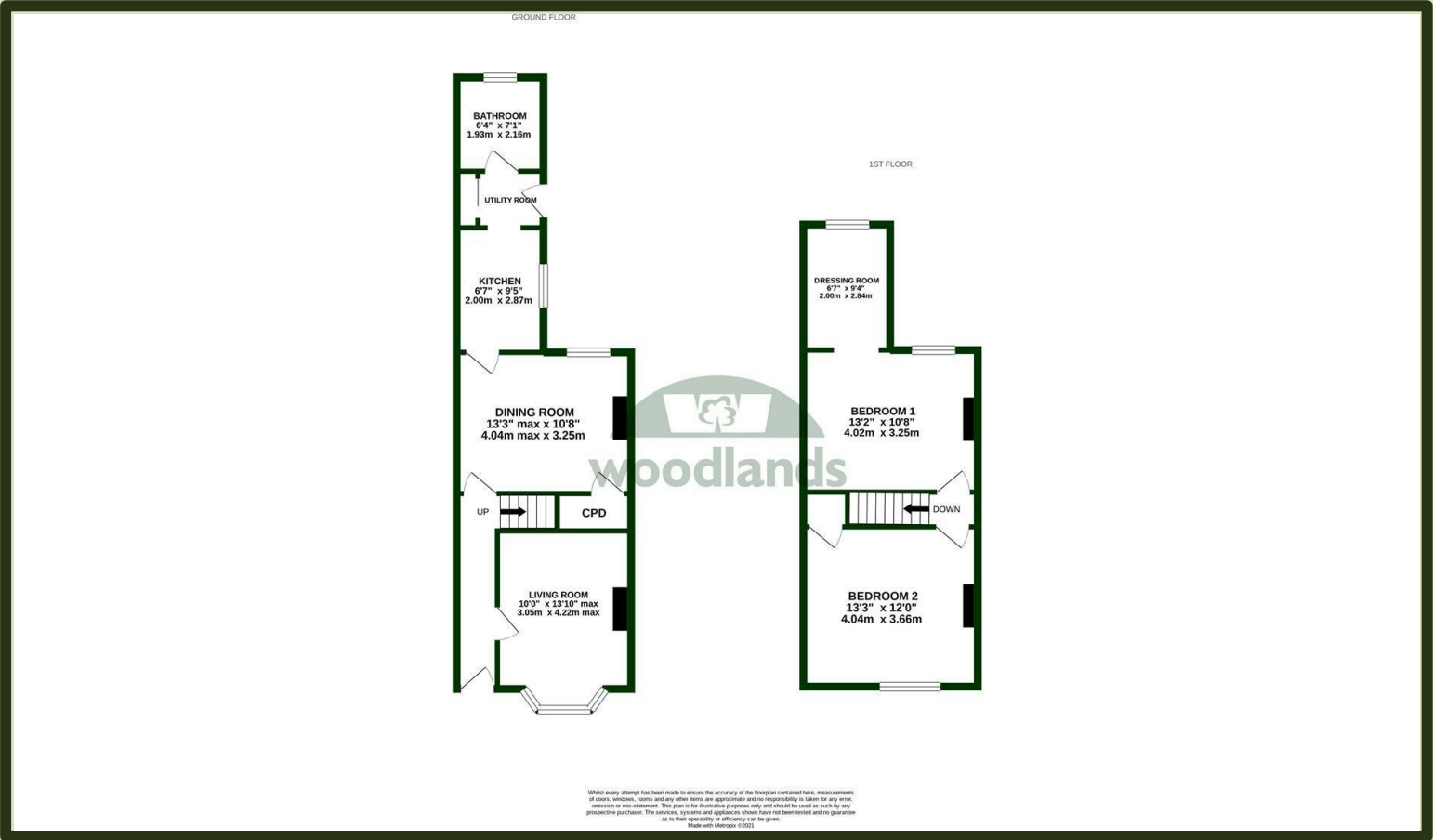
OUTSIDE

FRONT GARDEN

SOUTH FACING REAR GARDEN



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LOCATION: Situated in a popular area this attractive family home is in an ultra-convenient location within a short walk of Horsham's thriving town centre with is varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais Girls and Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

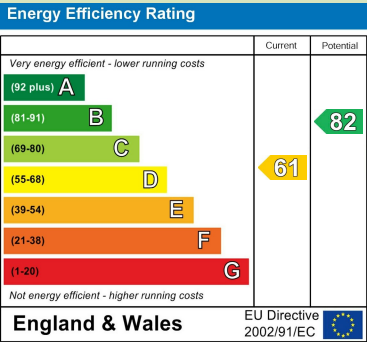
DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road, then first right into Stirling Way. Proceed to the end and at the T junction turn left into Depot Road.

COUNCIL TAX: Band 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.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.