



King Edward Road, Christs Hospital, West Sussex, RH13 0ND



woodlands



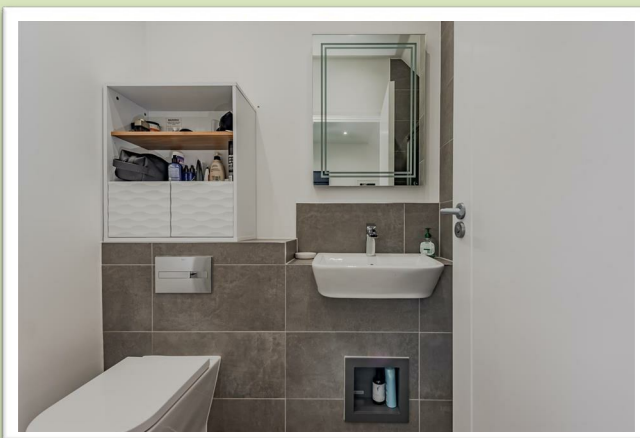
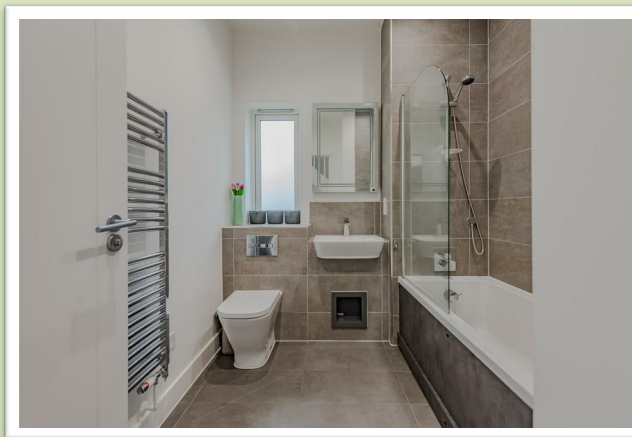
Set within a sought-after modern development on the outskirts of Horsham, this impressive three-bedroom semi-detached home offers stylish living arranged over three well-designed floors. Built in 2021 by Hyde New Homes, the property enjoys an enviable open aspect across a central green and combines contemporary finishes with thoughtful family-friendly features. Its location is ideal for commuters and leisure enthusiasts alike, being only moments from Christs Hospital station, the renowned independent school and Bluecoats Sports Centre, as well as the beautiful Downs Link countryside trails. The bustling market town of Horsham, with its eclectic mix of shops, cafés, restaurants and major retailers, is just a short drive away.

On arrival, a welcoming hallway with wood-effect panel detailing sets the tone for the rest of the home, offering a handy storage cupboard and a guest cloakroom. The ground floor is devoted to an impressive kitchen/dining space - perfect for entertaining - with sleek cabinetry, composite worktops and a full range of integrated appliances including induction hob, oven, microwave, dishwasher and fridge/freezer. The generous dining area is complemented by extra fitted storage and opens through double doors to a private rear garden. Mainly laid to lawn and featuring a spacious patio, it provides an ideal setting for relaxed outdoor living.

The first floor hosts a bright and inviting sitting room where striking double-height windows frame views over the green. A well-proportioned double bedroom and a contemporary family bathroom fitted with a Roca suite and shower-over-bath complete this level. Rising to the top floor, you'll find a further double bedroom with Juliet balcony, alongside the principal bedroom which benefits from fitted wardrobes, Juliet balcony and its own en suite shower room.

To the front, a brick-paved driveway offers parking for two vehicles, and an EV charging point ensures modern convenience for electric car owners. This is a superb opportunity to acquire a beautifully maintained home in a prime location, perfect for families, professionals and anyone seeking a blend of comfort, style and countryside access.





Accommodation with approximate room measurements.

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 5'03" x 2'09" (1.60m x 0.84m)

KITCHEN/DINING AREA 25'03" x 15'09" (7.70m x 4.80m)

FIRST FLOOR

LANDING

LIVING ROOM 15'10" x 10'11" (4.83m x 3.33m)

BEDROOM THREE 15'11" x 7'05" (4.85m x 2.26m)

FAMILY BATHROOM 8'03" x 6'11" (2.51m x 2.11m)

SECOND FLOOR

LANDING

BEDROOM ONE 14'01" x 9'06" (4.29m x 2.90m)

EN-SUITE SHOWER ROOM 8'02" x 4'06" (2.49m x 1.37m)

BEDROOM TWO 15'11" x 11'02" (4.85m x 3.40m)

OUTSIDE

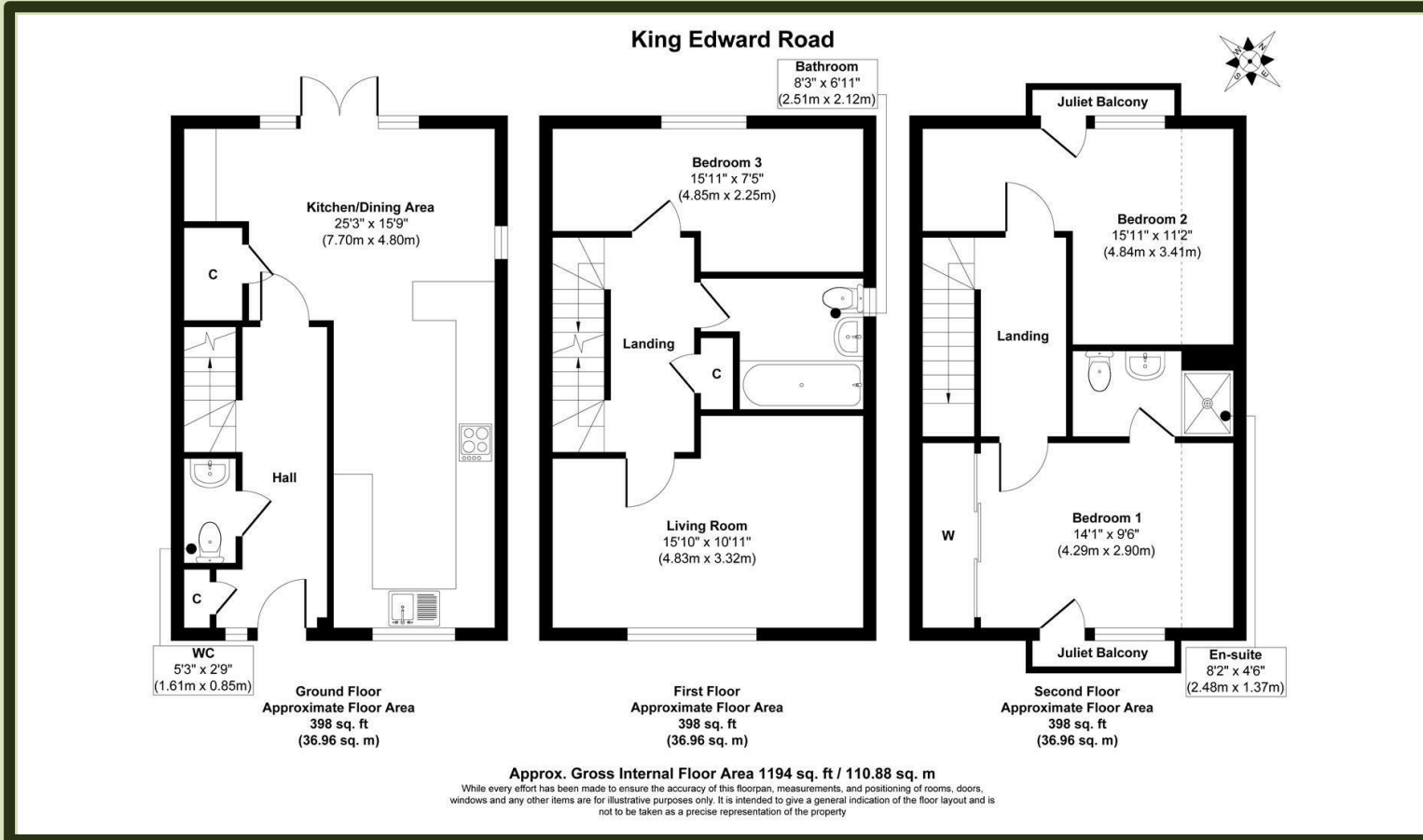
OFF ROAD DRIVEWAY PARKING TO THE FRONT

REAR GARDEN

ANNUAL ESTATE CHARGE: £355.32 PER ANNUM



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DIRECTIONS: From Horsham town centre proceed along the Worthing rd towards Southwater. Turn right at the Boars Head Tavern into Tower Hill. Follow this road, which bends sharply to the left, and then continue straight until you see a lodge for Christ's Hospital School at a junction in front of you. Turn right here and proceed up the hill until the road narrows for one way traffic. Continue past the junction for Bluecoat Pond on your right hand side. Take the next right into Station Road. At the end of this road, turn right where the property can be found immediately on your left hand side.

COUNCIL TAX: Band E.

EPC Rating: B.

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 Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.