



Gorse End, Horsham, West Sussex, RH12 5XW





Brought to the market with no onward chain and ideally positioned within a sought-after residential close in North Horsham, this beautifully presented semi-detached home offers an exceptional lifestyle opportunity for families. Located just moments from highly regarded local primary schools, the popular new Bohunt secondary school, and a host of leisure amenities at The Holbrook Club, the setting couldn't be better suited for family life. With a handy local parade of shops just around the corner, excellent bus connections including direct routes to Gatwick, and Littlehaven Station within easy walking distance offering regular services to London and the South Coast, the convenience of this location is hard to beat.

The property itself has been the subject of thoughtful cosmetic improvements and enhancements, offering a move-in-ready home that blends comfort and style. There is potential to further develop and extend subject to the usual permissions being sought.

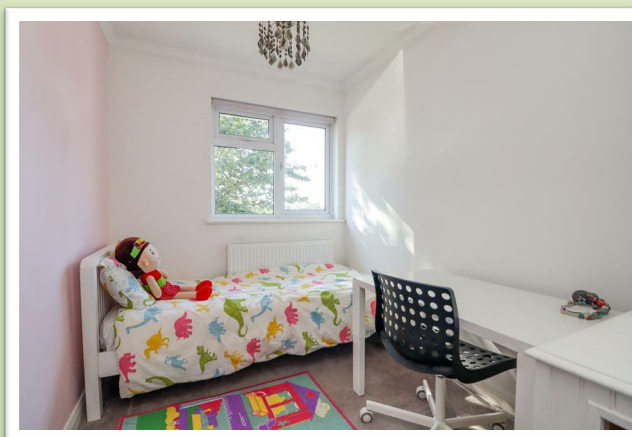
A driveway to the front provides off-road parking for two vehicles, while a covered carport extends alongside the house leading to a detached single garage at the rear - a rare bonus offering additional parking or secure storage.

A covered storm porch opens into a light-filled and welcoming reception room, newly carpeted and decorated in neutral tones. This is a perfect space for family living, complete with under-stairs storage and a large front-facing window that floods the room with natural light. To the rear, the open-plan kitchen/dining room creates a fantastic hub of the home. Stylishly fitted with a contemporary range of base and wall units, and enjoying a dual-aspect outlook with French doors opening directly onto the garden, this is an ideal space for both everyday living and entertaining.

Upstairs, the layout has been intelligently adapted for modern family needs. The principal double bedroom features a sleek en-suite shower room, while a further spacious double to the front and a well-proportioned single bedroom provide ample accommodation. A well presented family bathroom completes the internal accommodation.

The rear garden is thoughtfully landscaped with a patio area, raised flowerbeds, and a tiered lawn, it provides a delightful outdoor space perfect for al fresco dining, children's play, or simply relaxing in the sunshine.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH 5'01" x 2'04" (1.55m x 0.71m)

FRONT DOOR TO:

LIVING ROOM 17'0" x 13'01" (5.18m x 3.99m)

KITCHEN/DINER 16'11" x 10'10" (5.16m x 3.30m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'03" x 13'01" (3.12m x 3.99m)

EN-SUITE SHOWER ROOM 2'11" x 6'03" (0.89m x 1.91m)

BEDROOM TWO 10'08" x 11'06" (3.25m x 3.51m)

BEDROOM THREE 6'06" x 9'11" (1.98m x 3.02m)

BATHROOM 5'06" x 6'02" (1.68m x 1.88m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

ATTACHED CAR PORT

REAR GARDEN

GARAGE 9'0" x 18'0" (2.74m x 5.49m)

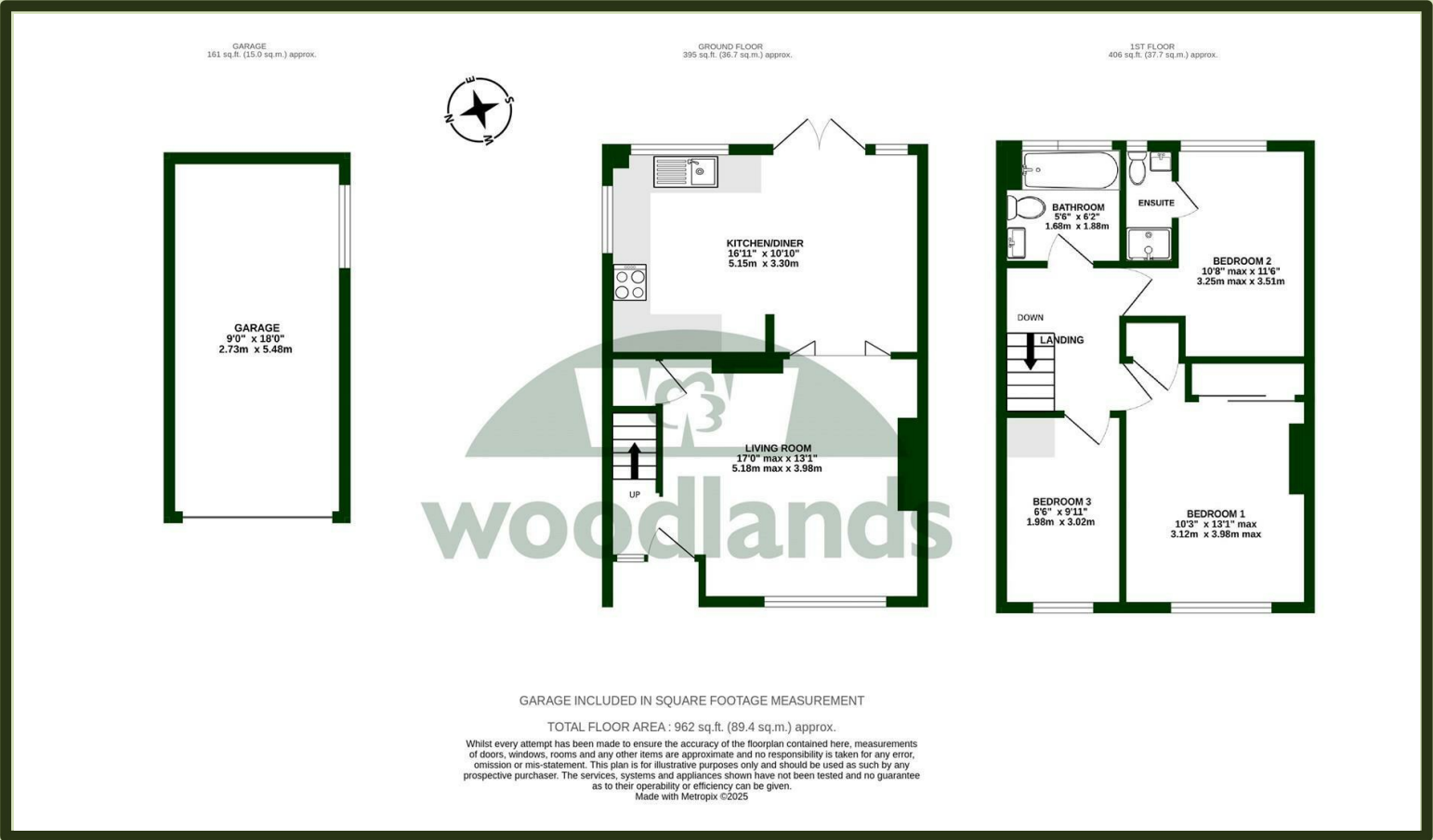
NO ONWARD CHAIN



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LOCATION: Gorse End is situated in a popular residential cul-de-sac north of Horsham town centre. It is typically very popular with families as the schools in the area are highly regarded. There is also a very useful parade of shops close by. There are regular bus routes in and out of Horsham within close proximity and there is also the Holbrook Club which is a private members' sports and social club catering for all ages and interests.

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. There is also Piries Place which has 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 turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. At the next set of traffic lights turn right into Springfield Road and proceed to the second set of traffic lights and turn right into Wimbleshurst Road. Go straight ahead at the mini roundabout into North Heath Lane. Take the second turning on the left into Heath Way then first right into Gorse End.

COUNCIL TAX: Band D.

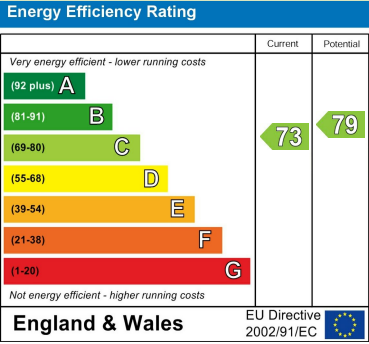
EPC Rating: C.

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.



MISREPRESENTATION ACT

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