



Oliver Road, Horsham, West Sussex, RH12 1LH

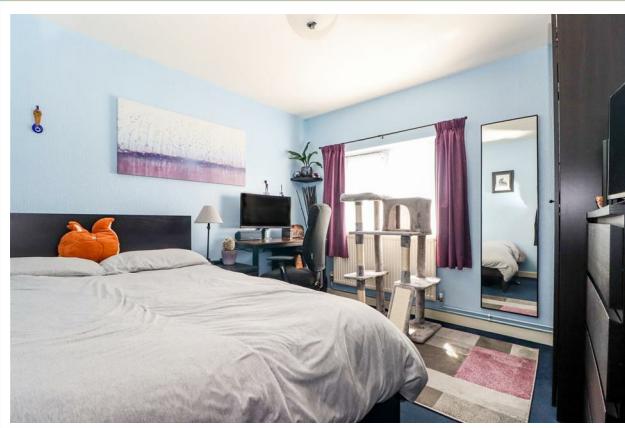
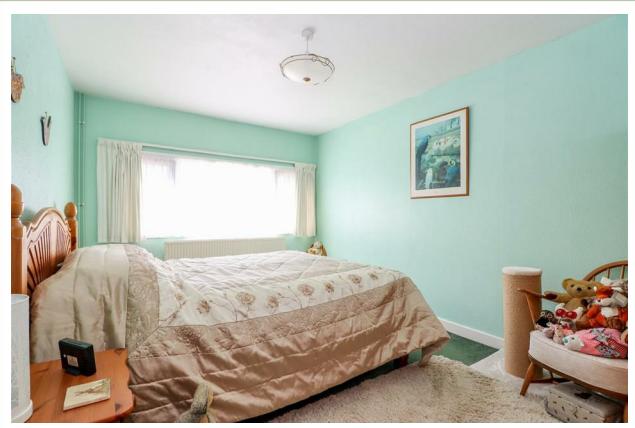


Situated on a quiet cul-de-sac, in a popular area within easy walking distance of the town centre, this three-bedroom detached bungalow will appeal to those wishing to enjoy generous living and bedroom space on a single level, with a beautiful garden, and parking for several vehicles the property would suit families and downsizers alike.

With its abundance of quality bars and restaurants, independent shops and major retailers, Horsham is a highly-sought after location for home owners to settle. An excellent range of local amenities, transport links, and schools means that it suits a wide range of buyers, and with the convenience of all of this so close to hand, you can simply leave the car at home on the driveway and stroll into town to make the most of this vibrant setting.

The property is approached with a driveway with space for several cars as well as a garage adjoining the neighbour's garage, so there is an abundance of parking available. The front door is to the side of the property, accessed by steps and leading into a bright and spacious entrance hall with two generous cupboards to hang coats and store shoes. Two double bedrooms overlook the front of the property on this peaceful street, the principal bedroom being particularly spacious. There is an additional single third bedroom currently used as a study with large fitted mirrored wardrobe. The bathroom has an electric shower over the bath, vinyl flooring and vanity sink unit. The kitchen provides ample base and wall storage, with a built-in oven and hob as well as space for freestanding white goods.

The main living room is a wonderful size, filled with natural light from two large windows, with patio doors leading out to a full width conservatory to the rear. These two rooms really feel like the heart of this home, with ample space for sofas and dining room furniture. The conservatory overlooks the large rear garden, neatly laid to lawn, with mature trees, and a large block paved patio to ensure that the sun is found throughout the day to make the most of this tranquil setting.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING/DINING ROOM 13'0" x 20'10" (3.96m x 6.35m)

CONSERVATORY 8'07" x 19'08" (2.62m x 5.99m)

KITCHEN 9'0" x 7'03" (2.74m x 2.21m)

BEDROOM 14'02" x 9'11" (4.32m x 3.02m)

BEDROOM 10'05" x 10'06" (3.18m x 3.20m)

BEDROOM 7'0" x 9'11" (2.13m x 3.02m)

FAMILY BATHROOM 5'07" x 7'03" (1.70m x 2.21m)

OUTSIDE

DRIVEWAY PROVIDING OFF ROAD PARKING

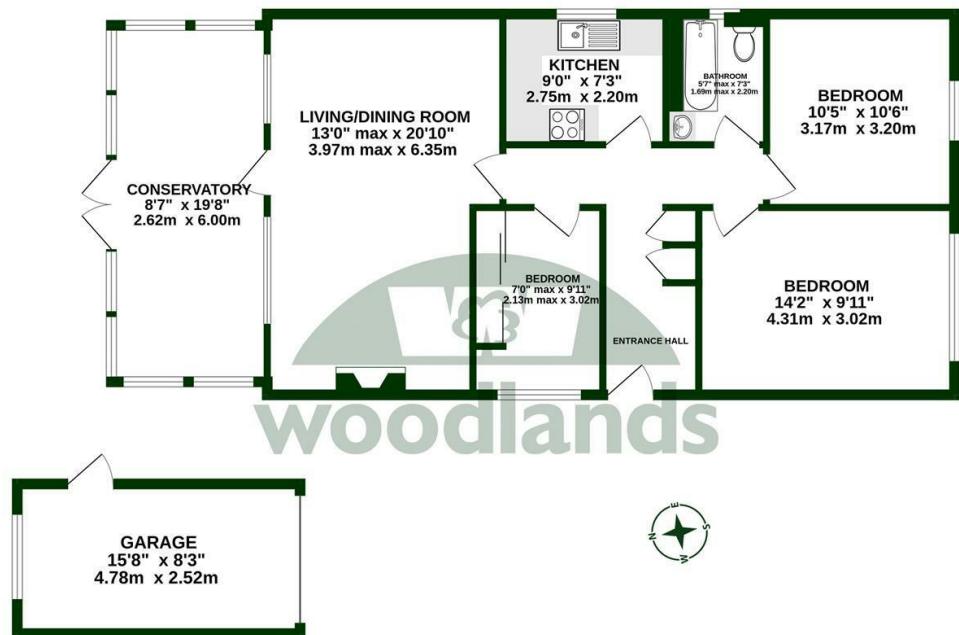
GARAGE 15'08" x 8'03" (4.78m x 2.51m)

REAR GARDEN



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GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mistake. This information is for guidance purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


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MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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.

LOCATION: The property is situated on the west side of Horsham within easy access of local shops and amenities. The Historic Market Town Centre is just over 0.5 miles and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre take the Worthing Road towards Southwater. Follow the road along passing Tanbridge Park on your right hand side. Shortly after, take the next right into Blackbridge Lane and then second left into Longfield Road. Oliver Road can then be found on the left hand side.

COUNCIL TAX: Band E.

EPC Rating: D.

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.