



The Pines, Horsham, West Sussex, RH12 4UE





Located on the popular north-eastern side of Horsham, this well-presented two double bedroom home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

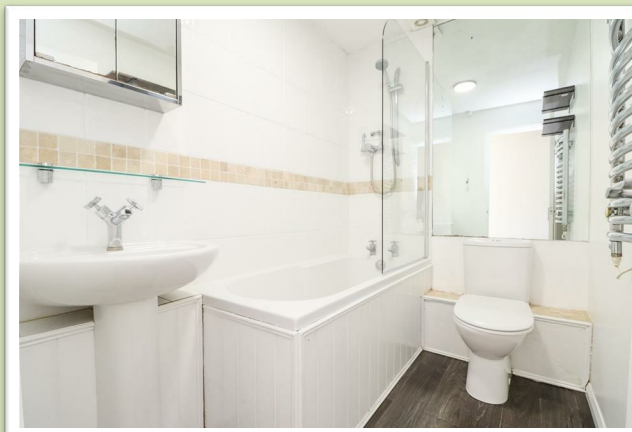
The property enjoys a highly convenient position with excellent access to road networks and Gatwick Airport, perfect for commuters. The home also falls within the catchment area for the well-regarded Leechpool Primary School and pre-school, with Forest Boys and Millais Girls secondary schools approximately 1.5 miles away. Nature lovers will appreciate being just a short walk from Leechpool Woods, offering scenic walking routes, cycling trails and a large children's play area.

Internally, the accommodation is bright, spacious and finished in neutral tones, providing a blank canvas for new owners to make their own. A practical entrance porch leads into a generous living-dining room, a flexible space ideal for both relaxing and entertaining, enhanced by a large front window allowing plenty of natural light, with stairs rising to the first floor. The rear-aspect kitchen is well arranged with cream wall and base units, contrasting worktops and tiled flooring, featuring an integrated oven and hob, dishwasher, and space for additional appliances. A part-glazed door provides direct access to the rear garden.

Upstairs, the landing offers a useful airing cupboard alongside two well-proportioned double bedrooms, with the second bedroom benefitting from built-in storage over the stairs. The bathroom is fitted with a bath and shower over, complemented by a heated towel rail.

Outside, the generous rear garden has been designed with low maintenance in mind, incorporating artificial lawn, a decked seating area and a pathway leading to a rear gate providing convenient access to a garage in a nearby block.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 3'01" x 4'11" (0.94m x 1.50m)

LIVING/DINING ROOM 11'11" x 19'03" (3.63m x 5.87m)

KITCHEN 11'11" x 8'02" (3.63m x 2.49m)

FIRST FLOOR

BEDROOM ONE 11'11" x 10'07" (3.63m x 3.23m)

BEDROOM TWO 11'11" x 8'02" (3.63m x 2.49m)

FAMILY BATHROOM 6'11" x 5'01" (2.11m x 1.55m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN A NEARY BLOCK

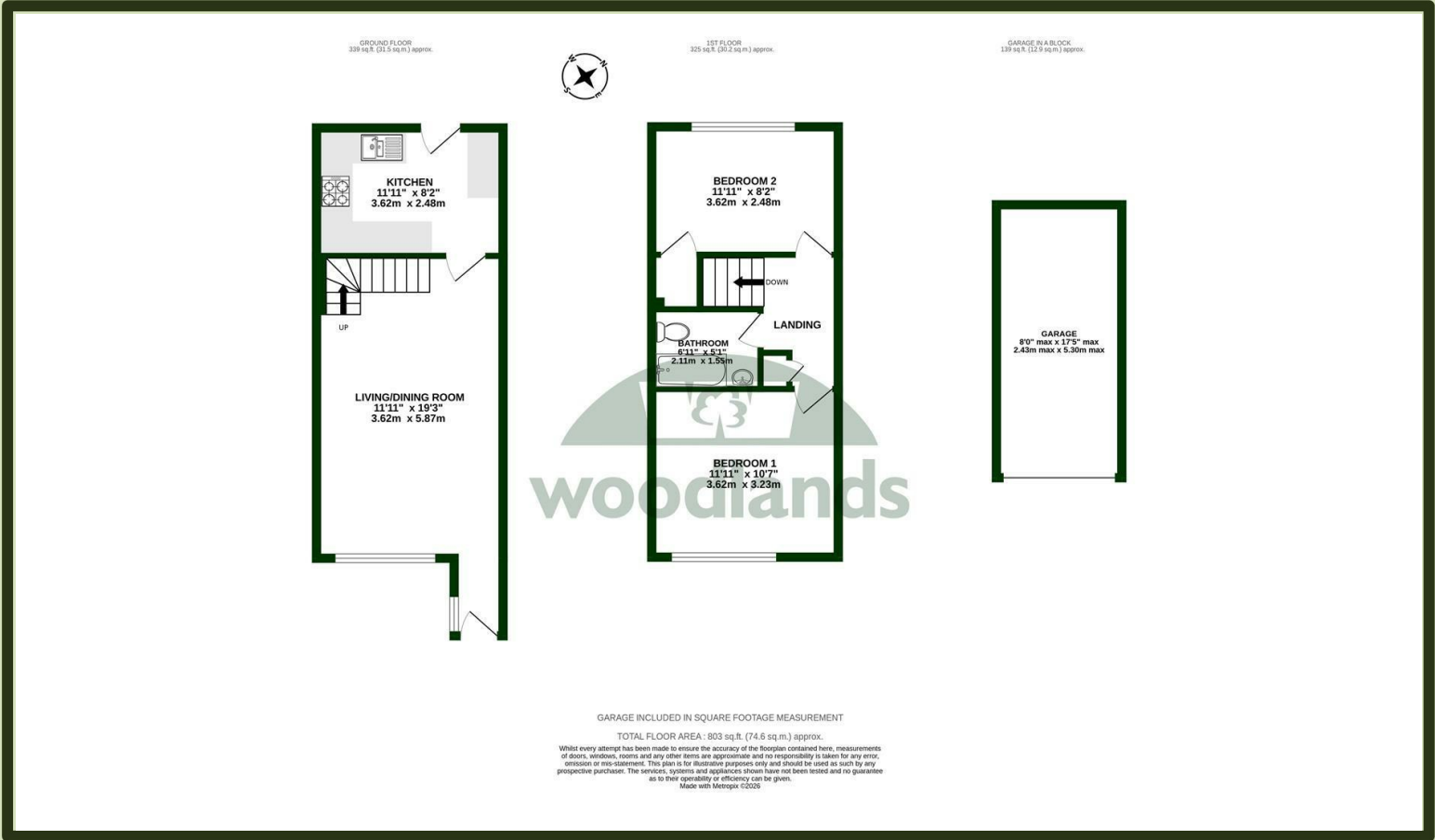
NO ONWARD CHAIN



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LOCATION: The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: There is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station has ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town Centre go straight ahead at the traffic lights onto 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. At the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights and turn right onto Forest Road. At the roundabout turn left into Beech Road where The Pines will be found second turning on the right.

COUNCIL TAX: Band C.

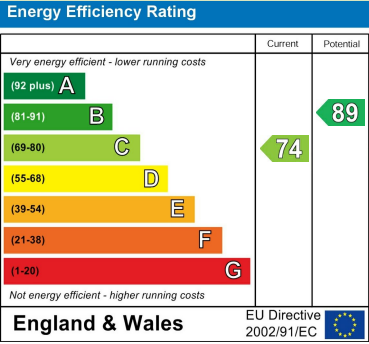
EPC Rating: C.

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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