Comptons Lane, Horsham, West Sussex, RH13 5NL

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Guide Price £500,000 - £525,000

A superb three-bedroom semi-detached family home occupying a generous plot in one of Horsham's most popular residential locations, with a fantastic south-westerly facing garden, excellent school catchment and exciting potential for further enlargement (subject to the necessary planning permissions).

Tucked away on the popular Compton's Lane, this well-presented home offers an excellent combination of space, practicality and future potential. Set back from the road, the property benefits from a driveway providing parking for two cars, a front lawn which could potentially be adapted to create further parking if required, and convenient side access leading through to the impressive rear garden. With The Forest School directly opposite and Millais School just a short walk away, the location is particularly appealing to families, whilst Horsham town centre and the mainline railway station are also within easy reach.

Inside, the welcoming entrance hall is finished in contemporary tones and provides useful under-stairs storage before opening into the main living accommodation. The generous open-plan living and dining room creates a wonderfully sociable space, with the living area enjoying views over the rear garden and ample room for a large suite and accompanying furniture, while the dining area looks towards the front of the property.

The kitchen is well equipped with a good range of work surfaces and storage cupboards, together with direct access to the garden and adjoining outbuildings. Whilst perfectly functional, there is also scope to modernise and enhance the kitchen in the future, allowing a new owner to put their own stamp on the space.

A particularly useful feature of this home is the collection of brick-built outbuildings, currently providing a useful utility area, store and a external cloakroom. These offer excellent versatility and, subject to the appropriate consents, could potentially form part of a larger extension to create even more valuable living accommodation. In addition, the owners have installed an impressive timber cabin within the garden, providing an ideal home office, hobby room or simply a peaceful retreat to enjoy on a sunny afternoon.

Upstairs are three bedrooms, with the principal bedroom offering generous proportions and plenty of space for wardrobes and bedside furniture. Bedroom two is another comfortable double, whilst bedroom three is a good-sized single with space for freestanding furniture. The family bathroom completes the first floor and is well proportioned, incorporating a bath, separate shower, WC and wash hand basin.

Outside, the rear garden is a real highlight. Generously proportioned and predominantly laid to lawn, it is enclosed by mature hedging which creates an exceptionally private and secluded feel. With its south-westerly orientation, the garden enjoys an abundance of sunshine and provides a wonderful setting for children to play, entertaining friends and family, or simply relaxing outdoors throughout the warmer months.

With its excellent family-friendly location, generous garden, useful outbuildings, superb school positioning and genuine potential to extend, this is a home that offers considerably more than initially meets the eye and represents an exciting opportunity for the next owners to create their ideal family home.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 7'3" x 13'0" (2.21m x 3.96m)

OPEN PLAN LIVING/DINING ROOM 11'11" x 24'9" (3.63m x 7.54m)

KITCHEN 8'2" x 11'5" (2.49m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'0" x 13'11" (3.35m x 4.24m)

BEDROOM TWO 10'8" x 9'10" (3.25m x 3.00m)

BEDROOM THREE 8'3" x 8'10" (2.51m x 2.69m)

FAMILY BATHROOM 8'2" x 8'7" (2.49m x 2.62m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

SIDE COVERED AREA LEADING TO:

STORE CUPBOARD 3'0" x 6'0" (0.91m x 1.83m)

W.C 3'0" x 5'6" (0.91m x 1.68m)

UTILITY 8'0" x 6'6" (2.44m x 1.98m)

REAR GARDEN

GARDEN CABIN 13'0" x 9'9" (3.96m x 2.97m)

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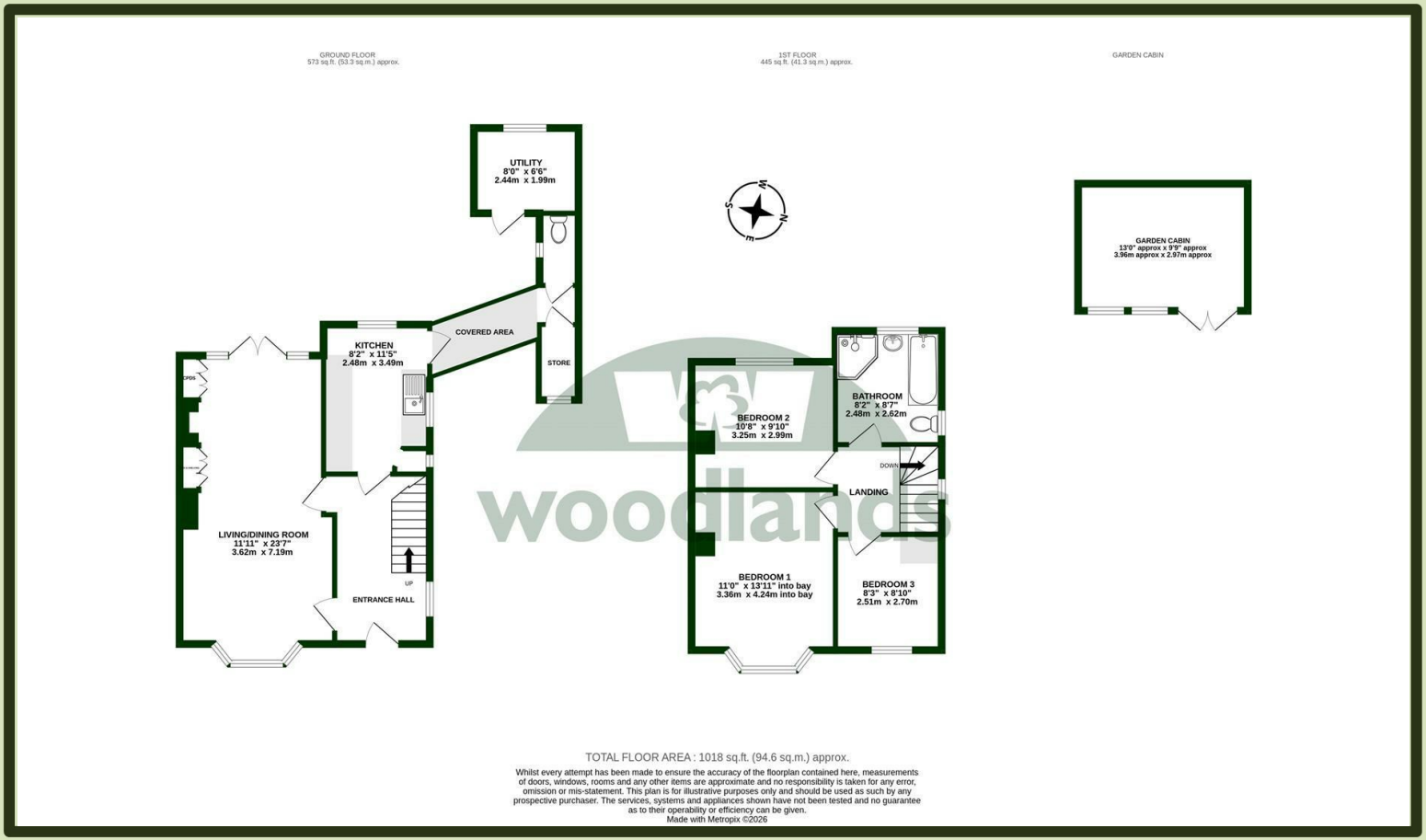

LOCATION: Situated in a popular location on the East side of Horsham within walking distance of the Town Centre and Park and within the school catchment for Millais and Forest secondary schools. Horsham mainline station with direct commuter links to Gatwick and London is just a short walk away.

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 and there is Piries Place with 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 right at the traffic lights into Park Street. At the next set turn left into Brighton Road (A281) and proceed under the iron bridge. Continue along this road and up the hill and turn left at the Tesco Express into St Leonards Road and then first left into Comptons Lane.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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.

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