



Curzon Avenue, Horsham, West Sussex, RH12 2LA



Situated on the ever-popular west side of Horsham, just a short stroll from the vibrant town centre, this beautifully extended and thoughtfully re-modelled three-bedroom semi-detached home offers both generous living space and exciting potential to create a fourth bedroom (subject to any necessary permissions being sought). Perfect for growing families or savvy buyers seeking flexibility, this home blends modern comfort with future possibilities.

The location can't be beaten- within easy walking distance to the town centre, and close to popular primary and secondary schools, whilst also being within reach of Horsham train station it is perfect for commuters and families alike.

Step inside and you're welcomed by a bright entrance hallway with a downstairs guest cloakroom, before entering a spacious living and dining room with high ceilings and bay window, making this a particularly light and spacious living area. From here, the home flows seamlessly into the heart of the property – an impressive kitchen created by a stylish rear extension. This stunning open-plan area boasts a central island, extensive fitted cabinetry and French doors that open out onto the patio – perfect for entertaining or relaxing with family. The former kitchen is now used to good effect as a dedicated utility space.

Upstairs you'll find three well-proportioned double bedrooms, the principal bedroom benefitting from an attractive en-suite shower, with another large bedroom that could be reconfigured to create a fourth bedroom if desired (stpp/building control), offering plenty of flexibility for changing needs, or could equally provide a spacious principal en-suite bedroom.

Outside, the property features a driveway and single garage with electric roller door (housing the gas central heating boiler), useful side access, and a generously sized rear garden enjoying a southerly aspect making perfect for year-round use, and ideal for a family for both entertaining and outdoor dining.

A viewing is highly recommended to fully appreciate the quality, space, and future scope this home offers.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'03" x 13'09" (1.91m x 4.19m)

CLOAKROOM 3'05" x 4'03" (1.04m x 1.30m)

LIVING/DINING ROOM 12'07" x 26'09" (3.84m x 8.15m)

KITCHEN/LIVING SPACE 18'04" x 12'11" (5.59m x 3.94m)

UTILITY ROOM 7'08" x 9'0" (2.34m x 2.74m)

FIRST FLOOR

LANDING

BEDROOM 12'08" x 14'07" (3.86m x 4.45m)

EN-SUITE SHOWER ROOM 5'09" x 6'01" (1.75m x 1.85m)

BEDROOM 11'07" x 22'07" (3.53m x 6.88m)

BEDROOM 11'03" x 12'11" (3.43m x 3.94m)

FAMILY BATHROOM 7'08" x 7'09" (2.34m x 2.36m)

OUTSIDE

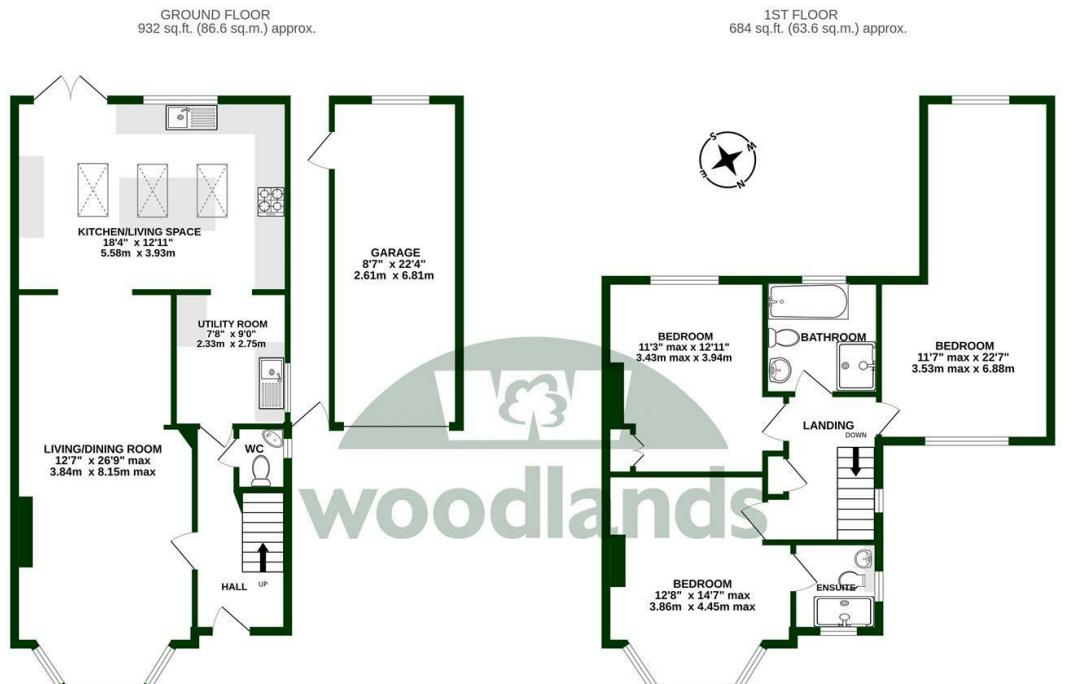
OFF ROAD PARKING FOR 3 CARS

GARAGE 8'07" x 22'04" (2.62m x 6.81m)

REAR GARDEN



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LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. 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. The property is also within close proximity to the local schools of Trafalgar Infants and Greenway Junior and within the catchment for Tanbridge House School.

DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the first left into Curzon Avenue.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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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