



Depot Road, Horsham, West Sussex, RH13 5HN







Having been significantly enhanced and extended by the current owners, this beautifully presented and spacious 4 bedroom detached home is bound to appeal to families looking for generous accommodation, in a popular setting, with easy access to secondary schools whilst also being easily walkable to Horsham's mainline Station and the town centre beyond. This is an excellent spot in a vibrant market town, with a wide range of amenities, independent boutique shops, major Highstreet retailers, and an abundance of restaurants and bars, you can see why so many families choose to settle down here.

The property is accessed by a generous block-paved driveway with additional side access leading down to single detached garage, that has been insulated and lined- currently used for storage but could be turned into a useable office space if desired (stpp).

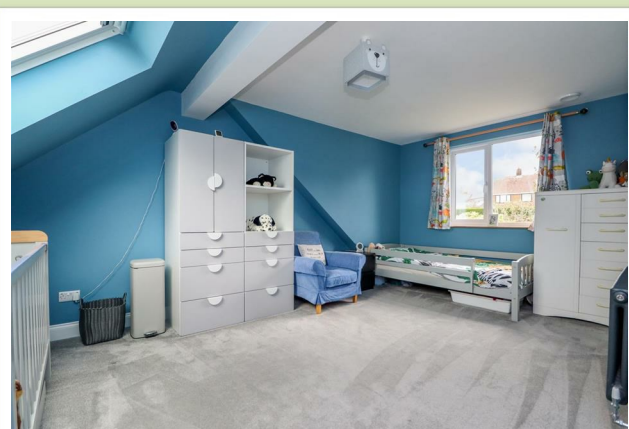
The entrance porch leads into a bright and spacious hallway with attractive block parquet flooring and all ground floor rooms leading off this central space. The accommodation comprises a generous dual aspect living room to the front with door from the hallway and separate access into the kitchen with feature breakfast bar, instant boiling water tap and range of fitted and freestanding appliances. There is a generous dining room, that could be used as a 4th bedroom, overlooking the rear garden, another double bedroom to the front of the property and an attractive bathroom with sensor lights, shower over the bath, vanity sink unit and heated towel rail.

Turned stairs from the hallway are enhanced by a striking feature window with fitted electric blinds, allowing even more light to fill this home, leading up to a spacious landing with room for a desk/study area. There are two further spacious double bedrooms, with a shared bathroom, also featuring sensor lighting, attractive tiling, shower over bath and vanity sink unit. The property benefits from a full mechanical ventilation heat-recovery system, a modern heating system and triple glazing to the first floor making this a very efficient home.

The garden is a particular highlight- a very generous space, with large patio area, an expanse of lawn, and pathway leading to a bespoke insulated home garden room, with air conditioning and cat6 cabling making this the perfect space for those that require a dedicated home-work area.







Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'02" x 1'09" (1.57m x 0.53m)

ENTRANCE HALL 11'05" x 21'10" (3.48m x 6.65m)

LIVING ROOM 17'11" x 12'11" (5.46m x 3.94m)

KITCHEN 12'07" x 14'0" (3.84m x 4.27m)

DINING ROOM/BEDROOM FOUR 11'11" x 13'05" (3.63m x 4.09m)

BEDROOM 11'11" x 9'05" (3.63m x 2.87m)

BATHROOM 5'04" x 7'04" (1.63m x 2.24m)

FIRST FLOOR

LANDING 21'09" x 7'10" (6.63m x 2.39m)

STORAGE AREA 15'04" min x 7'09" (4.67m min x 2.36m)

BEDROOM 16'0" x 11'03" (4.88m x 3.43m)

BEDROOM 11'09" x 17'08" (3.58m x 5.38m)

STORAGE AREA 18'06" x 3'11" (5.64m x 1.19m)

BATHROOM 5'11" x 9'06" (1.80m x 2.90m)

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY

GARAGE/WORK SHOP 7'08" x 15'05" (2.34m x 4.70m)

REAR GARDEN

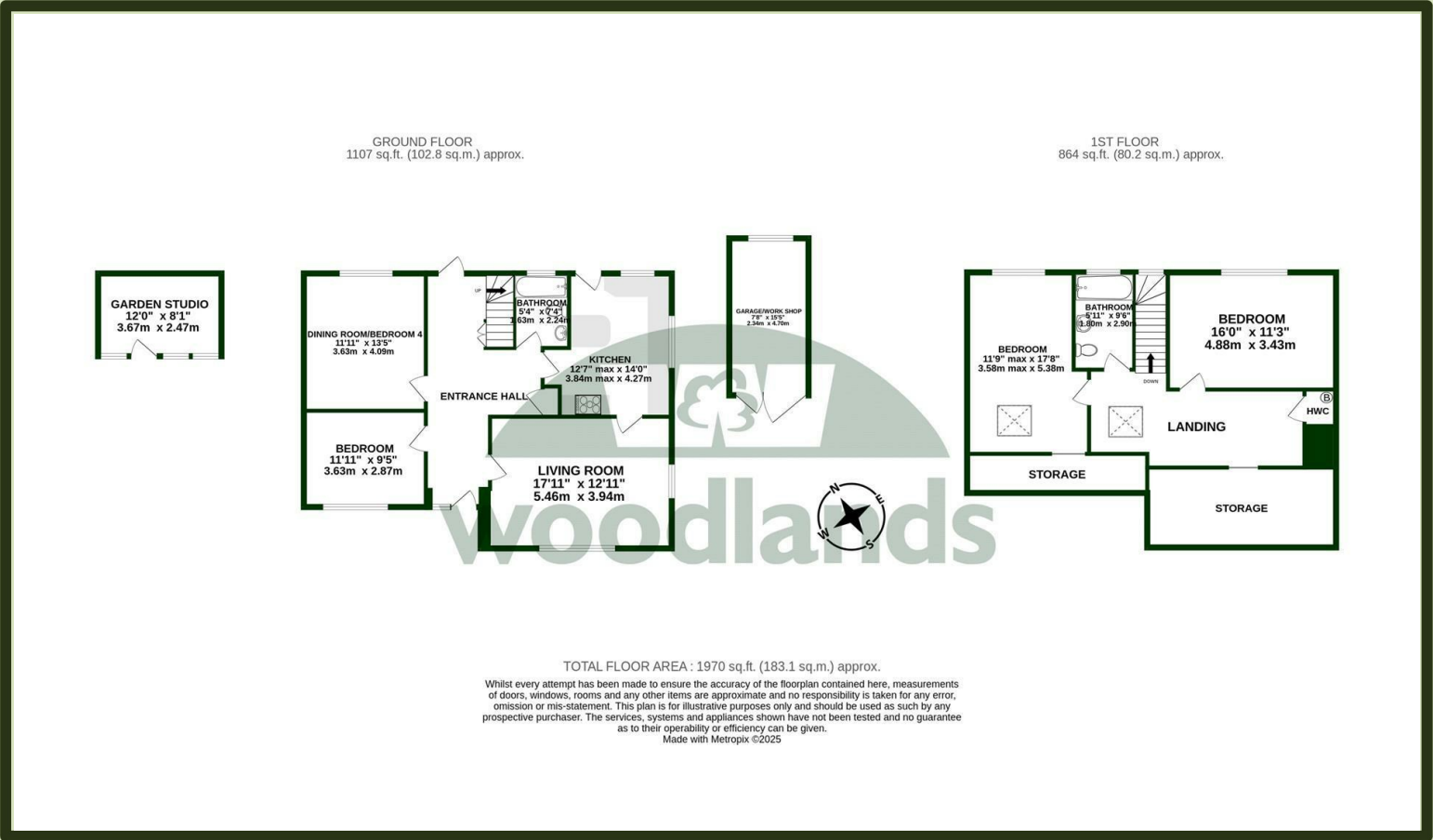
GARDEN STUDIO 12'0" x 8'01" (3.66m x 2.46m)



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**LOCATION:** Situated in a popular area this attractive family home is in an ultra-convenient location within a short walk of Horsham's thriving town centre with is varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within an easy walk of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais Girls and Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

**DIRECTIONS:** From Horsham town centre go straight ahead at the traffic lights into 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, then first right into Stirling Way. Proceed to the end and at the T junction turn left into Depot Road.

**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.**

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