



Crawley Road, Horsham, West Sussex, RH12 4DT



woodlands



This charming two bedroom Victorian home is bursting with character, and perfectly positioned in an ever-popular location in Horsham, just a short stroll from local shops and primary schools.

The house is double-glazed throughout and provides generous living and bedroom accommodation over two floors. There is also potential to extend, subject to planning permission.

This house would make a lovely first-time purchase or possible investment buy, and is likely to interest a wide range of buyers. With its ideal location, within easy reach of Horsham's green spaces and main transport links, you can see why!

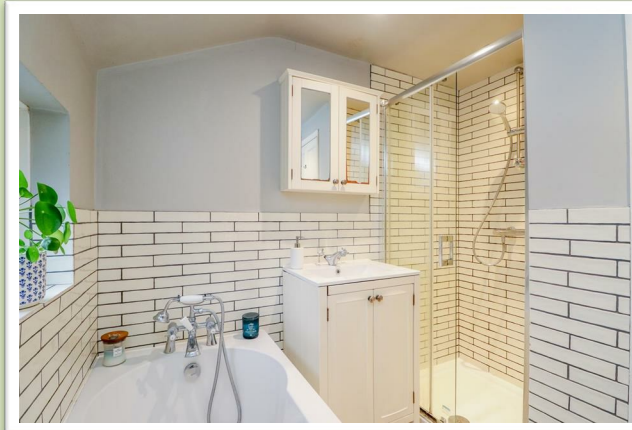
The property is fronted by a driveway, creating off road parking for a car - a rare find in this location and price point. On entering the house, you step into a delightful sitting room with attractive bay-fronted window and fitted alcove storage. The fireplace although non-functioning, provides an attractive focal point to the room and is complemented by the stripped pine doors which feature throughout the house. The dining room is a generous size and perfect for entertaining, also featuring an elegant Victorian-style cast iron fireplace for decorative purposes only.

The dining room leads through to a kitchen with a range of wall and base units, fitted oven, gas hob and space for freestanding appliances. The rear lobby includes a door to the garden, and also gives access into the bathroom suite. The bathroom features a bath, toilet, separate shower enclosure with glass doors, a heated towel rail and vanity sink unit.

Moving to the first floor landing, a loft-hatch and telescopic ladder gives access to the boarded and insulated loft space, which may offer the potential to convert into habitable space (subject to planning permission etc). The principal bedroom has a rear aspect and has a doorway through to an additional room. This is currently used as a study, but could equally serve as a dressing room, Nursery or en-suite bathroom. The second bedroom enjoys a front aspect and is a large double room.



One of the main features of this house is the south-facing back garden, mostly laid to lawn with mature borders, extending to over 100ft and enjoying a good degree of seclusion, with potential to build an insulated garden office. There is a lovely seating area, ideal for those summer evenings for outdoor dining and entertaining. A large garden storage shed is located at the rear of the garden, adding to the garden's useability.



Accommodation with approximate room sizes:
Max measurements shown unless stated otherwise.

FRONT DOOR TO:

LIVING ROOM 12'04" x 12'02" (3.76m x 3.71m)

INNER HALL

DINING ROOM 10'05" x 12'03" (3.18m x 3.73m)

KITCHEN 9'11" x 6'07" (3.02m x 2.01m)

BATHROOM 7'09" x 6'09" (2.36m x 2.06m)

FIRST FLOOR

BEDROOM 11'0" x 12'03" (3.35m x 3.73m)

BEDROOM 10'06" x 12'04" (3.20m x 3.76m)

DOOR TO:

STUDY/DRESSING ROOM 10'04" x 6'08" (3.15m x 2.03m)

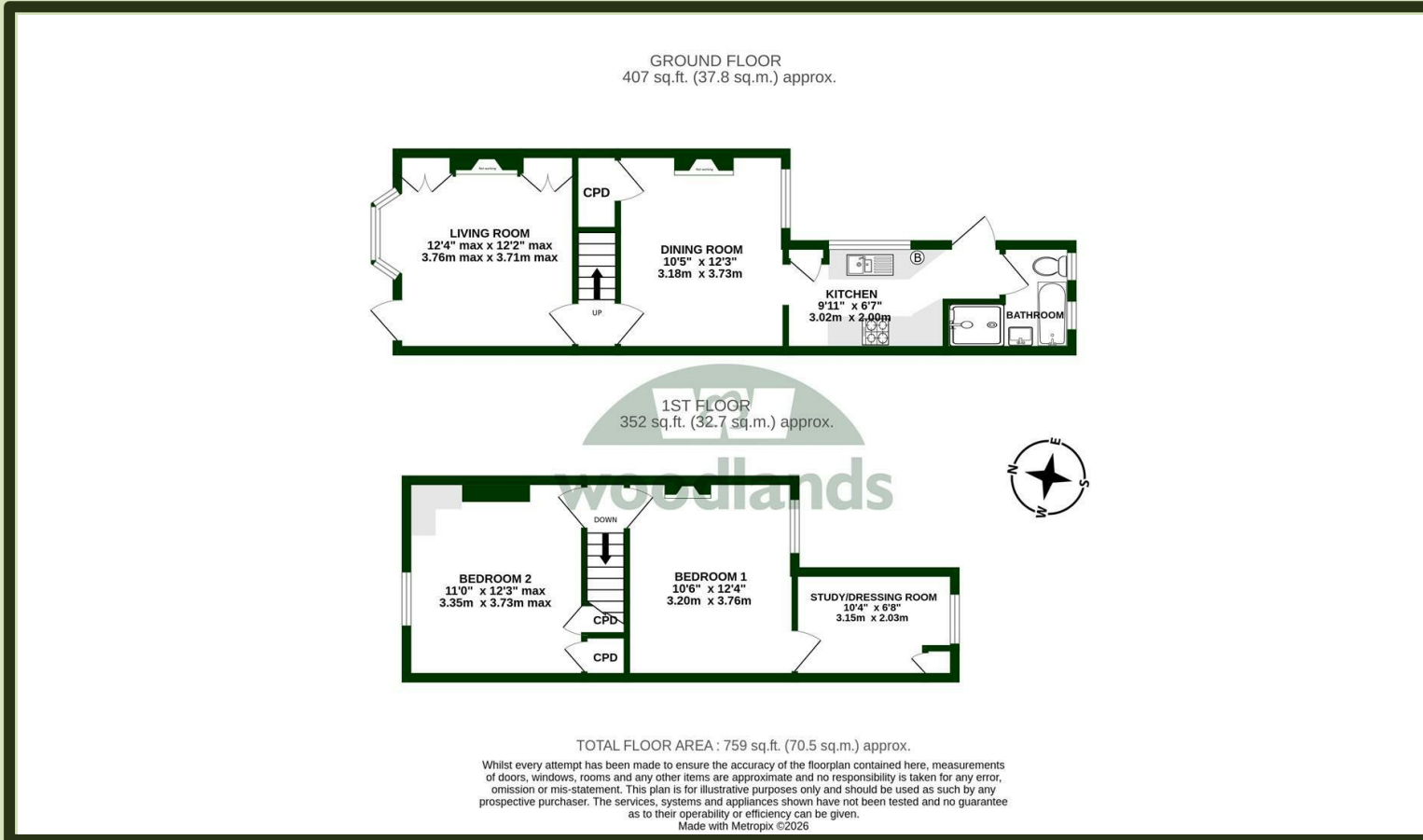
OUTSIDE

OFF ROAD DRIVEWAY PARKING TO THE FRONT

REAR GARDEN



www.woodlands-estates.co.uk



LOCATION: The property is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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. There is also Piries Place which offers a selection of restaurants and an Everyman Cinema. 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 railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the third exit into Crawley Road.

COUNCIL TAX: Band C.

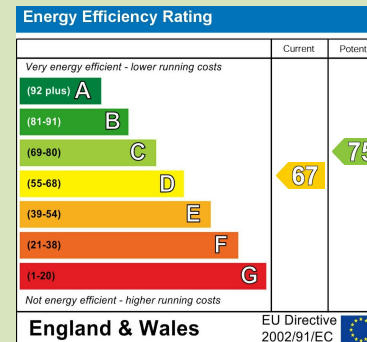
EPC Rating: D.

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.



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