



Hillside, Horsham, West Sussex, RH12 1NE



woodlands



Tucked away in a peaceful residential cul-de-sac, this property enjoys one of the most sought-after locations in Horsham. Perfectly placed for families, it is just a short walk from the highly regarded Tanbridge House Secondary School, while Horsham's vibrant town centre is only a gentle stroll away. For those needing to travel further afield, the property also offers excellent access routes out of town. Horsham itself is a thriving historic market town, much loved for its character, charm, and wealth of amenities. From independent boutiques and major high street retailers to a wide choice of stylish bars, bistros, and restaurants, the town centre has something for everyone. Combined with its excellent schools, green spaces, and lively community, it's easy to see why Horsham remains such a popular place to call home.

Offered to the market with no onward chain, the property has been under the same ownership for many years and has served as a comfortable family home.

Approached via a private driveway with parking for several vehicles, leading to a detached single garage at the rear, the property also features a front lawn that could be adapted for additional parking if required. Inside, the bright and welcoming entrance hall with cloakroom with w.c and basin, leads to a generous sitting room and a large dining room with patio doors opening onto the rear garden. The kitchen provides ample storage with fitted units and has been extended to include a breakfast room; however, this small rear extension has been inspected by a surveyor and deemed to be beyond economic repair and should be replaced - this does however offer a superb opportunity to redevelop and extend further to the rear and side (STPP), as well as the existing scope the property offers to extend into the large boarded loft as neighbouring properties have done.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, along with a family bathroom.

Outside, the rear garden is a real highlight - an excellent size with a patio, expansive lawn, and mature borders providing a high degree of privacy, making it ideal for outdoor dining, entertaining, or simply relaxing in a tranquil setting.

PLEASE NOTE: A localised inspection has been carried out by a surveyor and it has been determined that the small extension off the kitchen is beyond economic repair and so should be replaced, but the main property is free from any major structural defects. This report is available upon request.

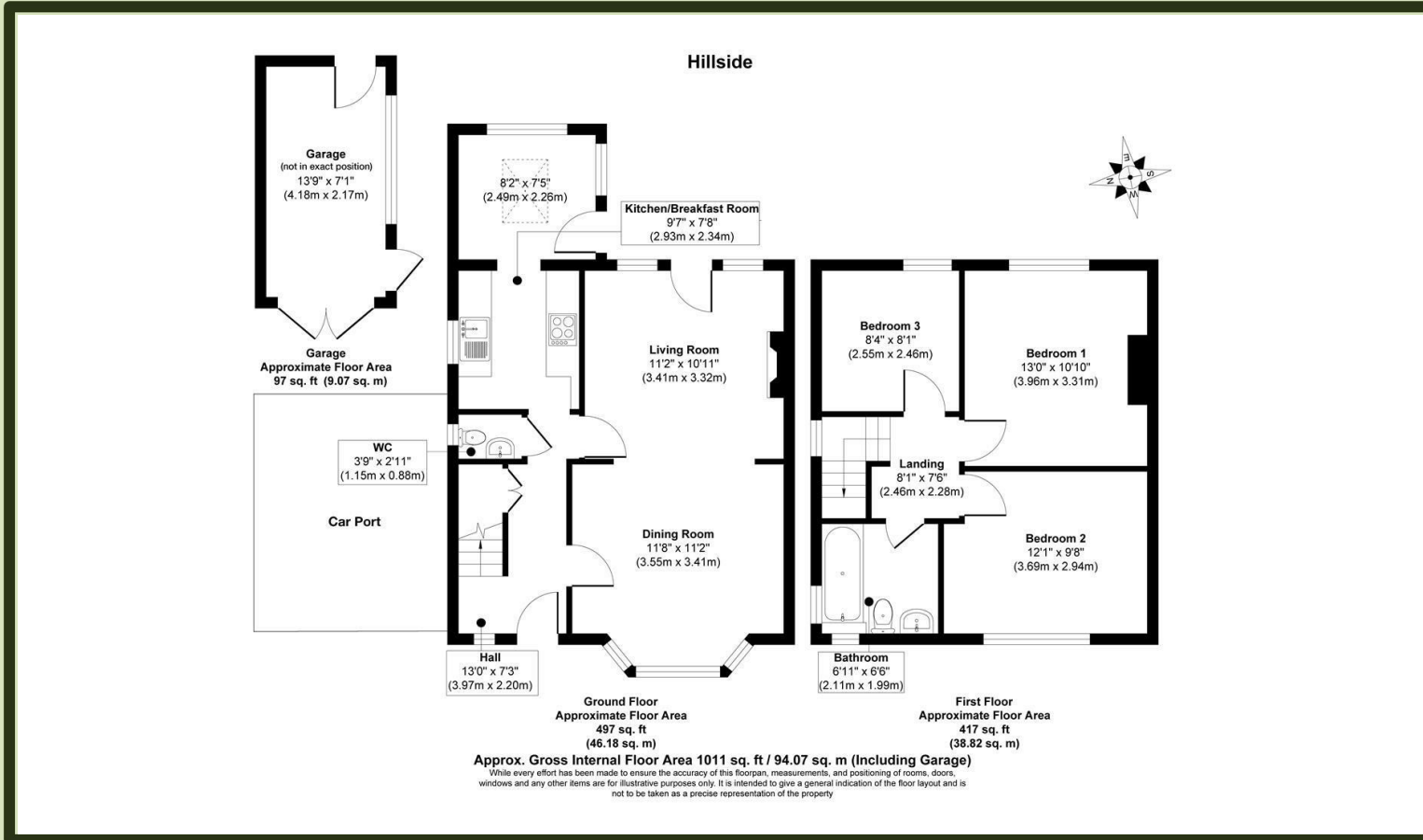




Accommodation with approximate room sizes:  
 Max measurements shown unless stated otherwise.  
**ENTRANCE HALL** 13'0" x 7'03" (3.96m x 2.21m)  
**CLOAKROOM** 3'09" x 2'11" (1.14m x 0.89m)  
**KITCHEN** 9'07" x 7'08" (2.92m x 2.34m)  
**BREAKFAST ROOM** 8'02" x 7'05" (2.49m x 2.26m)  
**LIVING ROOM** 11'02" x 10'11" (3.40m x 3.33m)  
**DINING ROOM** 11'08" x 11'02" (3.56m x 3.40m)  
**FIRST FLOOR**  
**LANDING**  
**BEDROOM ONE** 13'0" x 10'10" (3.96m x 3.30m)  
**BEDROOM TWO** 12'01" x 9'08" (3.68m x 2.95m)  
**BEDROOM THREE** 8'04" x 8'01" (2.54m x 2.46m)  
**FAMILY BATHROOM** 6'11" x 6'06" (2.11m x 1.98m)  
**LARGE BOARDED LOFT**  
**OUTSIDE**  
**FRONT GARDEN**  
**OFF ROAD DRIVEWAY PARKING FOR SEVERAL CARS**  
**GARAGE** 13'09" x 7'01" (4.19m x 2.16m)  
**GOOD SIZED REAR GARDEN**  
**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



**LOCATION:** The property is situated in this convenient and much sought after residential cul-de-sac, located in West Horsham less than half a mile from the town centre. 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. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). 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 left at the traffic lights onto Albion Way. Go straight across the roundabout and the first set of traffic lights. At the second set, turn right into The Bishopric. Proceed out of Town passing Collingwood Batchelor on your right and The Co-op on your left. Proceed up the hill and through the pedestrian lights. Hillside is then the third turning on the left, after The Crescent.

**COUNCIL TAX:** Band E.

**EPC Rating:** E.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**MISREPRESENTATION ACT**

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

**NOTE:** whilst we endeavour to make our details accurate and reliable, 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.