Park Rise, Horsham, West Sussex, RH12 2AY

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£450,000

Set within a sought-after residential cul-de-sac on the ever-popular west side of Horsham, this attractive and thoughtfully extended 1950s semi-detached bungalow is offered to the market with no onward chain and presents spacious, versatile accommodation arranged across one convenient level. Ideally positioned for easy access to Horsham town centre, local shops and regular bus routes, the property also enjoys the added benefit of the nearby Rec playing fields, providing wonderful green open space just moments from your doorstep.

Inside, a welcoming entrance hall leads to a well-proportioned principal bedroom complete with its own en-suite bathroom, a second generous double bedroom and a separate modern shower room, while loft access offers exciting potential for conversion, subject to the usual consents.

The heart of the home is a bright and sociable sitting and dining room featuring a charming gas fire place, creating a cosy retreat during the colder months and flowing seamlessly through to a spacious conservatory that captures attractive garden views. The extended kitchen has been stylishly refitted with an elegant range of cream units, providing both practicality and visual appeal. Further benefits include gas-fired central heating and double-glazed windows for year-round comfort.

Outside, the property occupies a generous yet manageable corner plot, with a private block-paved driveway offering off-road parking for two vehicles and leading to a detached garage. The beautifully arranged garden is a standout feature, boasting raised planting beds and an inviting patio seating area - perfect for relaxing or entertaining outdoors.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LOUNGE 14'06" x 13'01" (4.42m x 3.99m)

CONSERVATORY 19'11" x 7'04" (6.07m x 2.24m)

KITCHEN 13'10" x 9'04" (4.22m x 2.84m)

BEDROOM 10'01" x 12'01" (3.07m x 3.68m)

EN-SUITE BATHROOM 6'09" x 6'02" (2.06m x 1.88m)

BEDROOM 9'11" x 10'07" (3.02m x 3.23m)

SHOWER ROOM 5'05" x 6'03" (1.65m x 1.91m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

DETACHED GARAGE 8'0" x 16'0" (2.44m x 4.88m)

REAR GARDEN

NO ONWARD CHAIN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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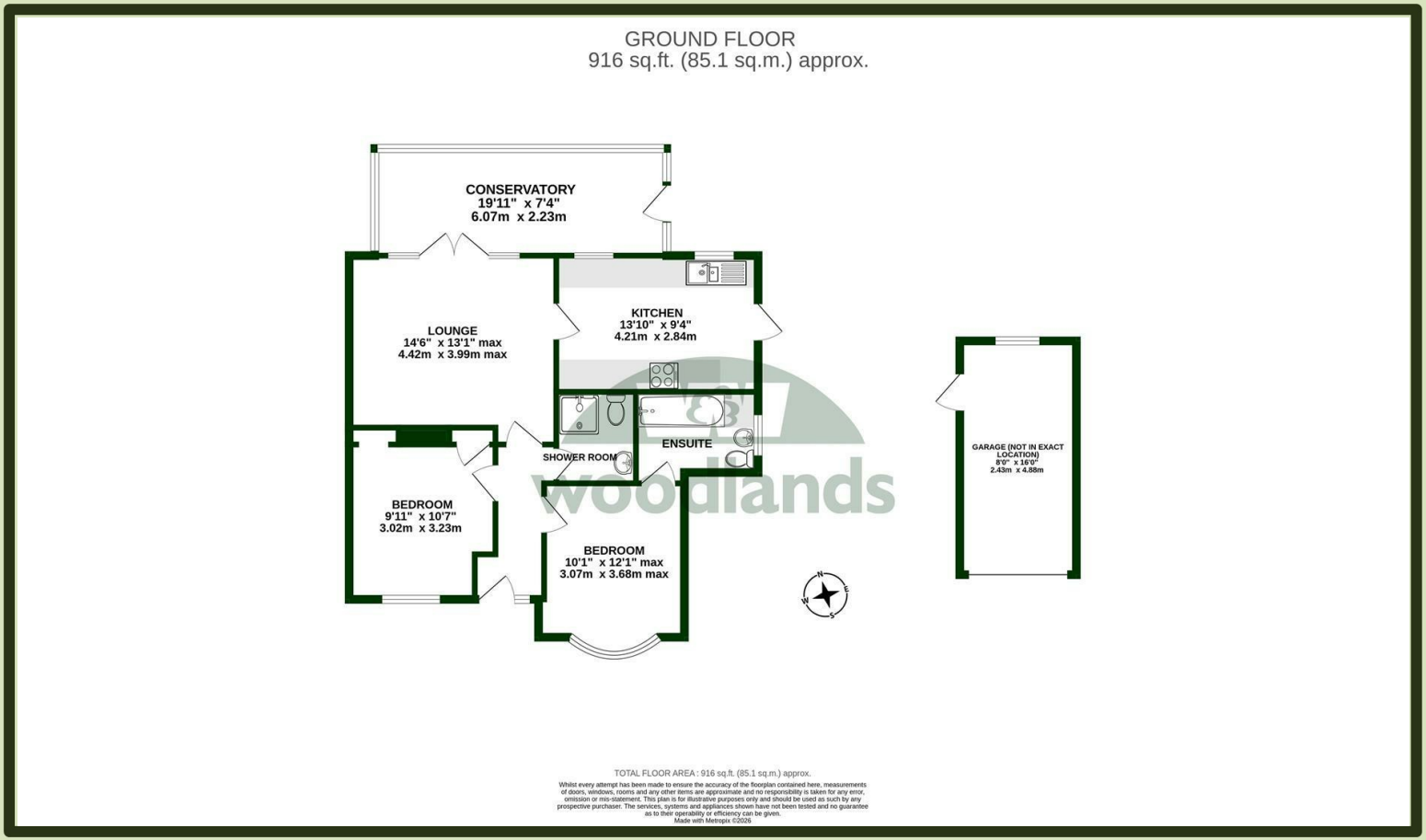


LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and 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 roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. Continue along and take the second turning on the right into Merryfield Drive. Continue past the shops on the left and the duck pond on your right. Then take the third turning on the right into Park Rise.

COUNCIL TAX: Band D.

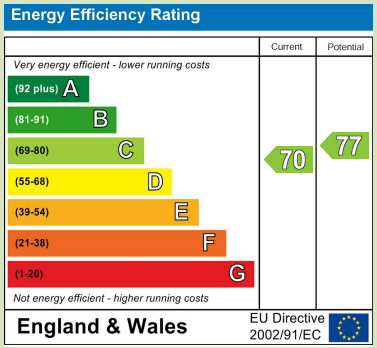
EPC Rating: C.

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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