Crawley Road, Horsham, West Sussex, RH12 4DS

woodlands

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£450,000

Positioned in a sought-after part of Horsham, this attractive three-bedroom Victorian home effortlessly combines character, space and future potential whilst having already been enhanced by the current owners.

Ideally located within a short walk of well-regarded primary schools, local shops and everyday amenities, it offers a lifestyle that balances convenience with a strong sense of community. The nearby parade along Crawley Road, with its selection of convenience store, post office, takeaways and welcoming public house, creates a vibrant hub that continues to draw buyers to the area. With Horsham's green open spaces and excellent transport connections also close at hand, it's easy to see why this location remains a firm favourite. Whether you're a first-time buyer, growing family or investor, the property presents an exciting opportunity, with scope to extend and enhance (subject to the usual consents) to create a truly exceptional home.

Approached via a private driveway providing off-road parking for two vehicles, the property immediately sets a warm and inviting tone. Stepping inside, the front sitting room is both stylish and full of character, featuring high ceilings and a beautiful bay window that fills the space with natural light, complemented by a tasteful, modern décor. Flowing seamlessly through, the dining room offers a generous area for entertaining, complete with a useful understairs storage cupboard. To the rear, the kitchen is well-equipped with a range of base and wall units, space for freestanding appliances and direct access out to the garden, while the ground floor is completed by a spacious bathroom, thoughtfully arranged with a separate bath and corner shower, finished with tiled flooring and a heated towel rail.

Upstairs, the first floor provides two well-proportioned bedrooms. The rear room is particularly versatile, benefitting from an additional adjoining space that could serve as a study, dressing area or even be reconfigured to create an en-suite, as seen in neighbouring homes. The front bedroom is a comfortable smaller double. A new landing area now allows for turned stairs leading to the beautiful loft conversion. This top-floor space has been transformed into an impressive double bedroom, enhanced by a dormer window that enjoys pleasant views across the rear.

Outside, the garden is predominantly laid to lawn, offering a great space for families or keen gardeners, while a patio area provides the perfect setting for outdoor dining and entertaining during the warmer months.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR leading to

LIVING ROOM 12'10 x 12'5 (3.91m x 3.78m)

DINING ROOM 12'11 x 11'0 (3.94m x 3.35m)

KITCHEN 9'8 x 7'7 (2.95m x 2.31m)

BATHROOM 7'11 x 7'0 (2.41m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM THREE 12'11 x 7'6 (3.94m x 2.29m)

BEDROOM TWO 12'11 x 10'10 (3.94m x 3.30m)

ADJOINING ROOM 8'0 x 7'10 (2.44m x 2.39m)

SECOND FLOOR

BEDROOM ONE 19'0 x 12'7 (5.79m x 3.84m)

OUTSIDE

DRIVEWAY WITH PARKING FOR TWO CARS

REAR GARDEN

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

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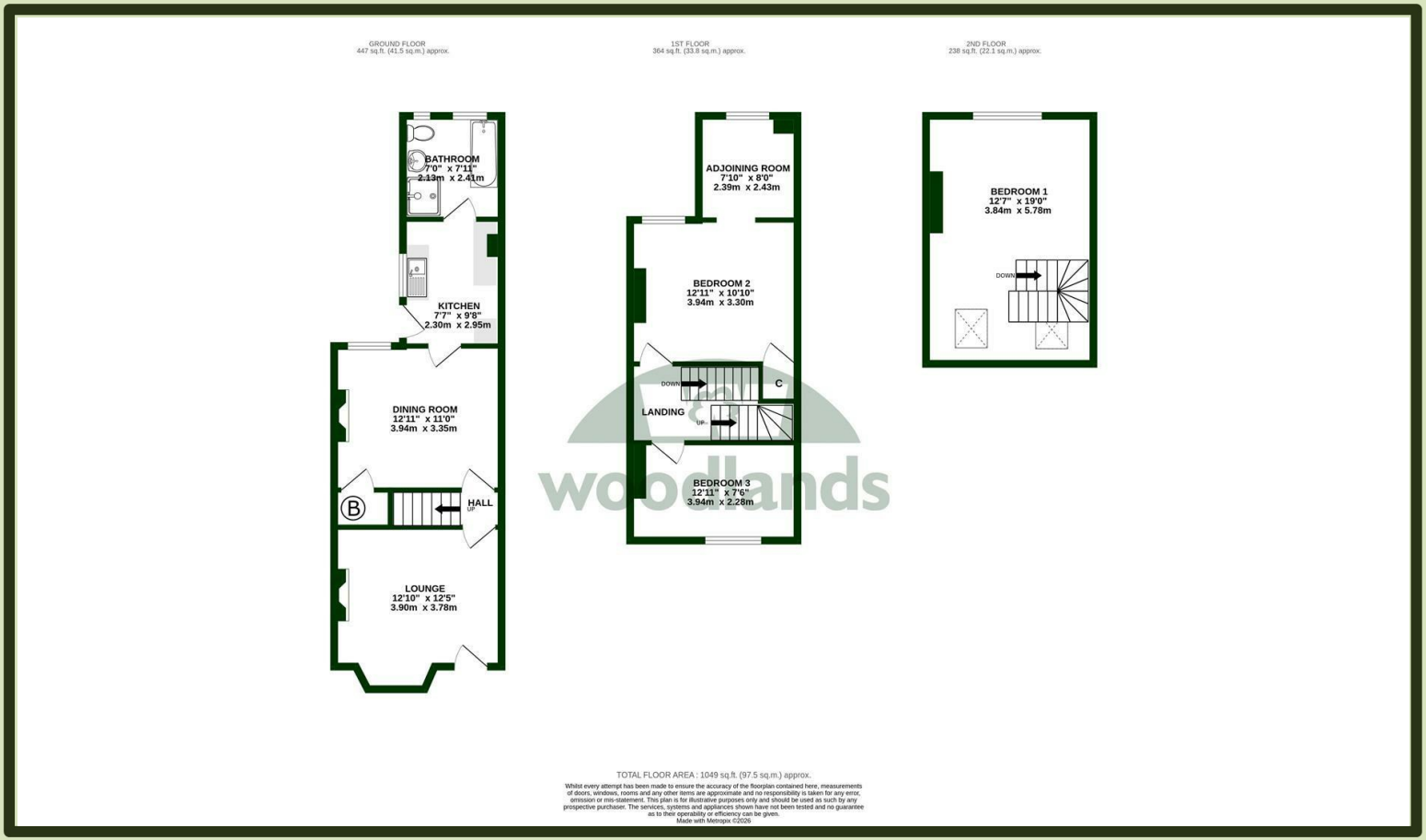

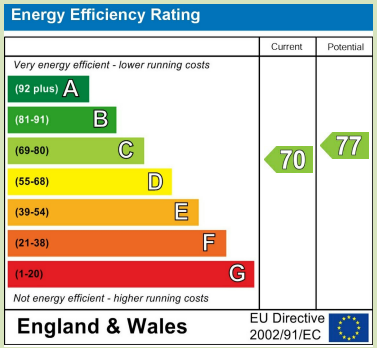

LOCATION: The property is situated in a popular residential area offering good access for local shops, schools and Littlehaven Station. There are also good road links for the A264 for Dorking, Crawley and Gatwick.

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: 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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