Shottermill, Horsham, West Sussex, RH12 5HJ

woodlands

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Guide Price £425,000 - £450,000

Beautifully updated by the current owners, this impressive three-bedroom terraced home offers stylish, well-planned accommodation across two floors and is perfectly positioned within a highly sought-after, family-friendly neighbourhood. Renowned for its strong sense of community, the location is particularly popular with families thanks to its proximity to excellent local primary schools, the highly regarded Bohunt secondary school, and outstanding school catchments. For commuters, the location couldn't be more convenient. Littlehaven train station is within easy reach, while the nearby A24 and M23 provide excellent road links, making daily travel simple whether you're heading into London or towards the South Coast.

Occupying a quiet cul-de-sac position within a small terrace of attractive homes, the property enjoys a practical and well-considered approach. A semi-detached garage is situated directly opposite, complemented by an allocated parking space and the added benefit of an EV charging point, offering both convenience and future-ready living.

Stepping inside, the welcoming entrance hall provides access to a guest cloakroom, which has been cleverly reconfigured to maximise useful storage space. Positioned at the front of the property, the generous kitchen is fitted with a comprehensive range of wall and base units, integrated oven and gas hob, together with space for a freestanding fridge freezer and undercounter washing machine and tumble dryer.

To the rear, the spacious living room is beautifully presented in neutral décor and enjoys an abundance of natural light, creating a warm and inviting atmosphere. Flowing seamlessly from the living area is a superb garden room, featuring an attractive lantern roof and French doors opening directly onto the rear garden. Currently arranged as a dining room, this versatile space is ideal for entertaining, family meals or simply relaxing while overlooking the garden.

Outside, the mature rear garden enjoys a desirable westerly aspect, ensuring plenty of afternoon and evening sunshine. Predominantly laid to lawn with an attractive patio seating area, it provides a private and peaceful setting for outdoor dining, entertaining or unwinding throughout the warmer months.

The first floor offers three well-proportioned bedrooms, including two comfortable double rooms, all served by a modern family bathroom, completing this beautifully presented home.

Offering an exceptional combination of location, practicality and stylish living, this is a property that will appeal to families, professionals and commuters alike, and an early viewing is highly recommended.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 5'9" x 13'5" (1.75m x 4.09m)

CLOAKROOM 4'11" x 2'6" (1.50m x 0.76m)

KITCHEN 8'8" x 9'0" (2.64m x 2.74m)

LIVING ROOM 14'7" x 17'1" (4.45m x 5.21m)

GARDEN ROOM 8'8" x 9'2" (2.64m x 2.79m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'7" x 9'1" (4.45m x 2.77m)

BEDROOM TWO 8'6" x 10'7" (2.59m x 3.23m)

BEDROOM THREE 5'11" x 8'8" (1.80m x 2.64m)

FAMILY BATHROOM 8'6" x 6'4" (2.59m x 1.93m)

OUTSIDE

PARKING SPACE WITH EV CHARGING POINT

GARAGE IN A BLOCK

REAR GARDEN

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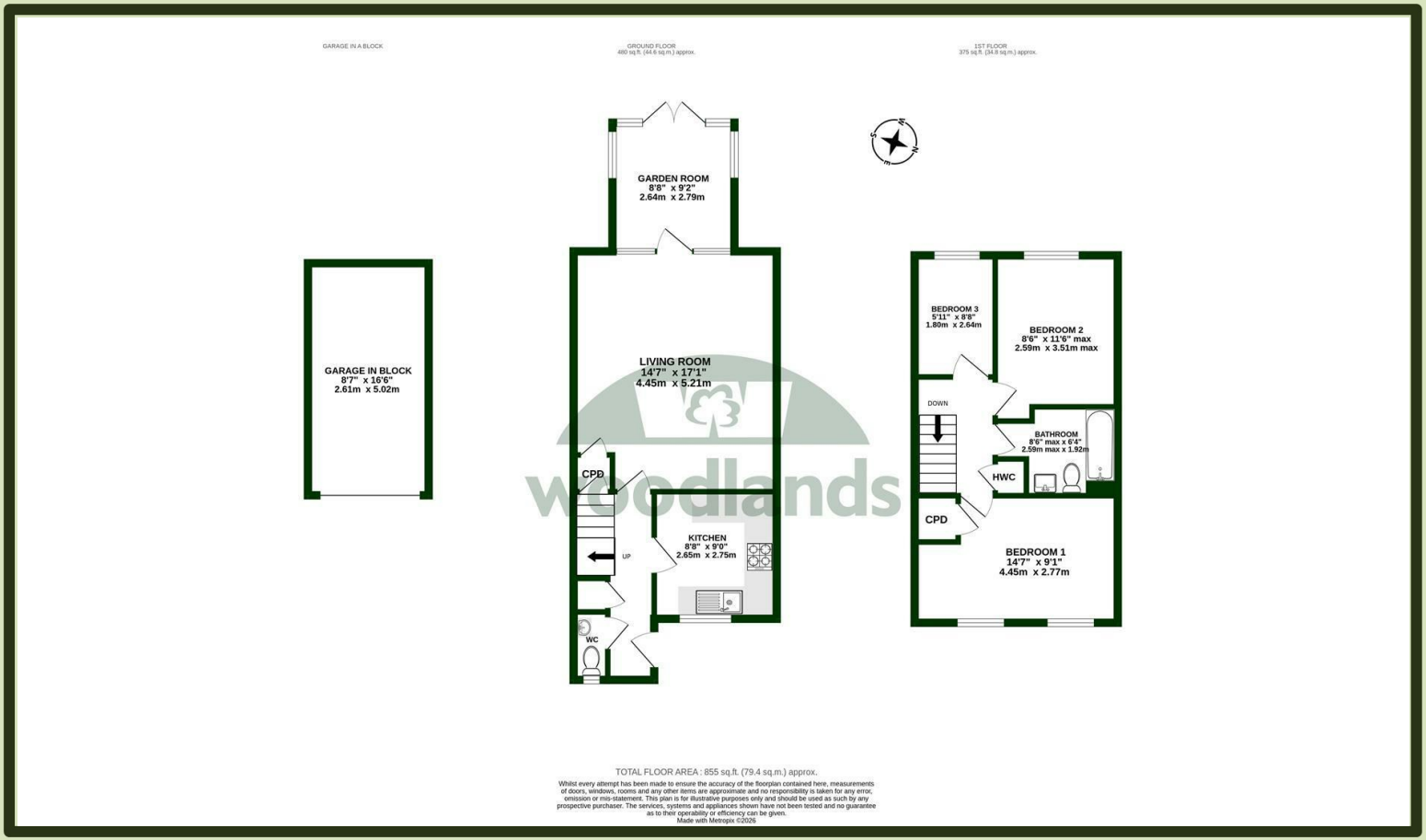

LOCATION: Littlehaven train station is around a quarter of a mile away with trains direct to London and the south coast. There are many primary schools in the area and the property falls within the catchment for Bohunt, Forest and Millais secondary schools. Horsham is a thriving historic market town 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, the Capitol Theatre offers a selection of arts 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 take the road to Crawley, past the station and over the railway bridge. At the next roundabout take the second exit on the left and continue along this road. At the next roundabout take the second turning on the left and continue along this road which is Rusper Road. After the railway crossing on Rusper Road take the third turning on the right which is Tylden Way. Take the third exit on the left into Bartholomew Way. Shottermill can be found at the end on the right hand side.

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.

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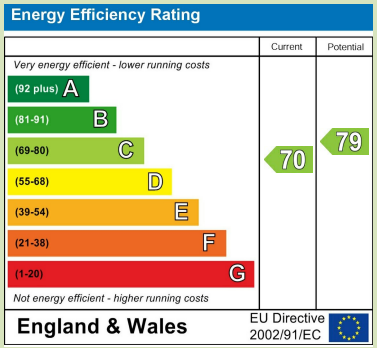
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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