Collingwood Road, Horsham, West Sussex, RH12 2QW

woodlands

Collingwood Road, Horsham, West Sussex, RH12 2QW

£385,000

This seldom available three-bedroom semi-detached home, dating from the 1960s, sits in a well-loved residential cul-de-sac in Horsham and offers an exciting opportunity for buyers looking to modernise, extend (STPP) and truly make a home their own. With parking for two vehicles, a garage and a private rear garden, the property presents excellent scope to enhance both inside and out.

The ground floor features a bright and generous front living room, its full-height window drawing in superb natural light and complemented by a gas fireplace for those colder evenings. Beyond this, a separate dining area leads seamlessly to the rear via contemporary patio doors, opening directly onto the patio and garden. The adjoining kitchen provides ample space for a range of base and wall units, currently accommodating freestanding appliances but easily adaptable for a more contemporary integrated layout if preferred. Additional storage is available beneath the stairs.

Upstairs, the layout includes three bedrooms: two comfortable doubles and a third single, currently arranged as a home office, along with a shower room completing the accommodation.

Outside, the property is approached via a private driveway with space for two cars and access to the garage.

The location is particularly appealing, offering convenient access to well-regarded schools, transport links, local shops and two nearby parks - ideal for families and commuters alike.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

Side door to:

DINING ROOM 8'01" x 12'10" (2.46m x 3.91m)

KITCHEN 7'06" x 9'08" (2.29m x 2.95m)

LIVING ROOM 15'11" x 11'07" (4.85m x 3.53m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'01" x 11'09" (2.77m x 3.58m)

BEDROOM TWO 9'01" x 9'09" (2.77m x 2.97m)

BEDROOM THREE 6'06" x 8'08" (1.98m x 2.64m)

SHOWER ROOM 6'05" x 6'07" (1.96m x 2.01m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

GARAGE 8'02" x 20'11" (2.49m x 6.38m)

REAR GARDEN

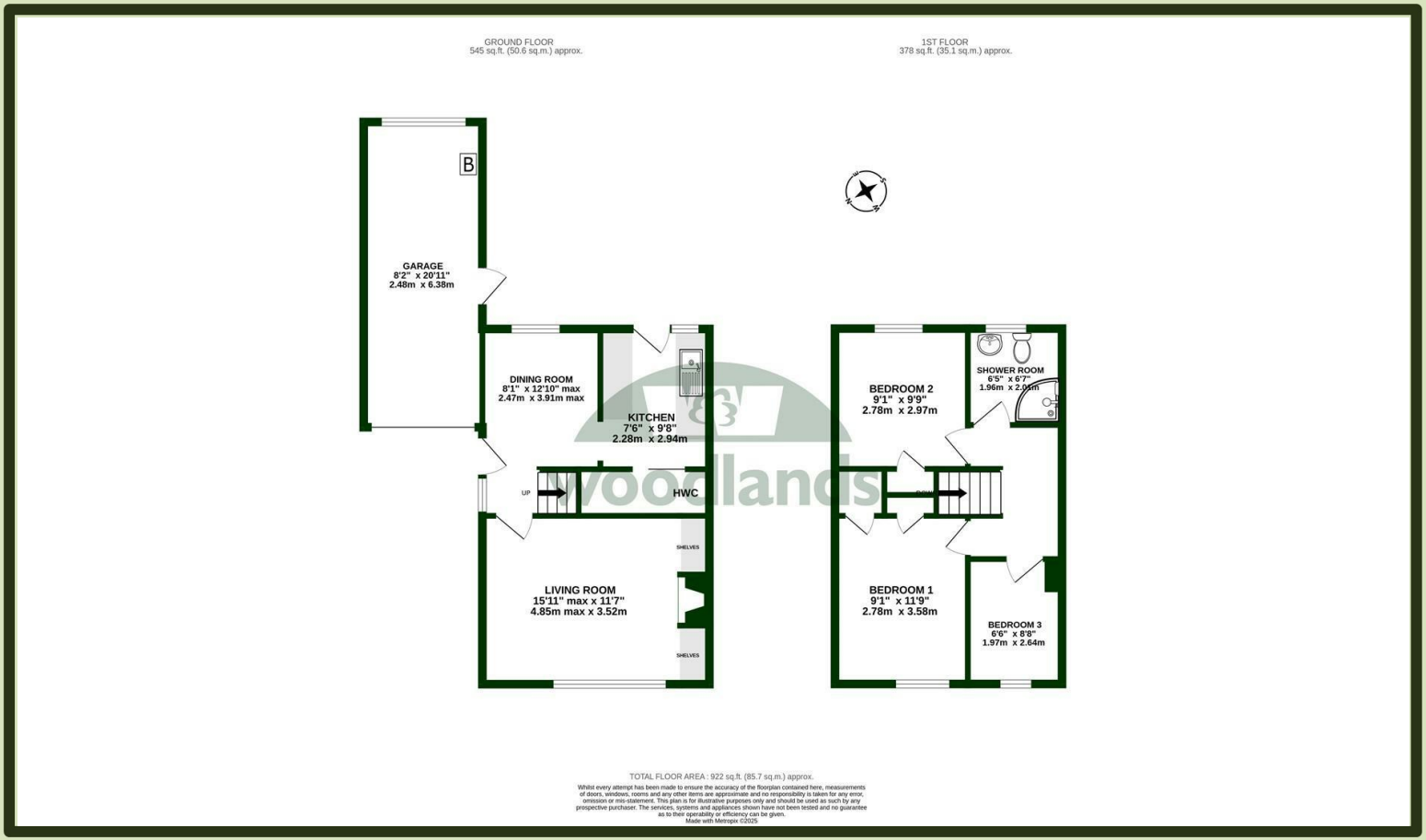
woodlands

www.woodlands-estates.co.uk

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

Collingwood Road, Horsham, West Sussex, RH12 2QW

£385,000



LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight over the roundabout and turn right at the traffic lights into Springfield Road. Continue straight ahead at both sets of traffic lights and pass the Smith & Western Restaurant. Turn left into Trafalgar Road by the Dog & Bacon Public House where Collingwood Road is then the first turning on the right.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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.

woodlands

Tel: 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.