



Arun Way, Horsham, West Sussex, RH13 5DD





Recently updated and enhanced by the owner and being sold with no onward chain, this fabulous three bedroom detached family home is in a prime spot - just a short walk from Horsham town centre, with its wide range of bars and restaurants, this historic vibrant town is filled with independent shops and high street chains, excellent leisure facilities and highly-regarded schools, making this the perfect spot for a family to settle.

Accessed with a block paved driveway, but also with scope for additional parking to the side and front, and attractive front garden and pathway leads to the front door. A bright and welcoming entrance hall leads to the main heart of this home, a large living room with dual aspects views, French doors and a wood burning stove for cosy winter evenings. The living room is to the rear of the property allowing access to the private enclosed rear garden. A peaceful spot and being in a cul-de-sac location you soon forget just how close to the town centre this location is. The plot also lends itself for further development to the side, subject to the necessary planning permissions (a 2 story side extension was previously approved but now expired DC/13/0292), and to the other side of the property is a useful through-and-through shed/storage area.

The kitchen is a generous size, fitted with modern base and wall units, an integrated oven and space for freestanding white goods. And guest cloakroom and large under stairs storage cupboard complete the ground floor accommodation.

To the first floor are three bedrooms, all generous sizes, with each featuring built in storage, the principal bedroom benefitting from two double wardrobes and an en-suite shower. A tastefully appointed family bathroom with separate shower and bath tub complete the first floor accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM

KITCHEN 11'08" x 10'09" (3.56m x 3.28m)

LIVING/DINING ROOM 20'03" x 12'11" (6.17m x 3.94m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'06" x 15'02" (2.90m x 4.62m)

EN-SUITE SHOWER ROOM 5'01" x 5'01" (1.55m x 1.55m)

BEDROOM TWO 8'04" x 11'08" (2.54m x 3.56m)

BEDROOM THREE 11'07" x 8'07" (3.53m x 2.62m)

FAMILY BATHROOM 8'02" x 9'06" (2.49m x 2.90m)

OUTSIDE

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

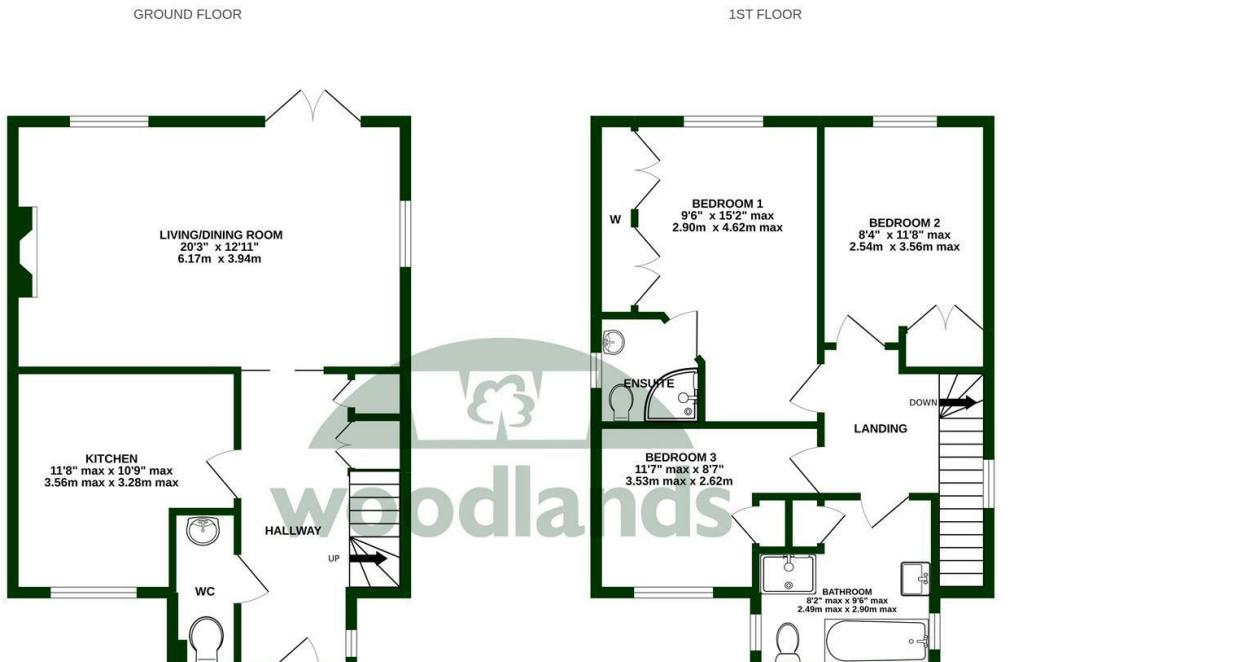
FRONT GARDEN

REAR GARDEN

NO ONWARD CHAIN

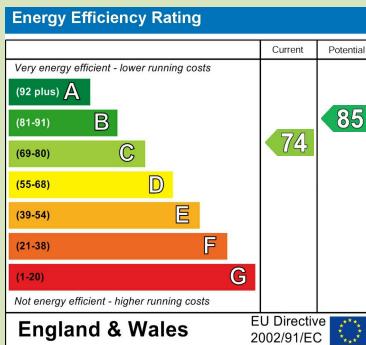


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MISREPRESENTATION ACT

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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.

LOCATION: Set in a sought after location on the east side of Horsham, within approximately 0.7 miles of the town centre which offers a wide range of national and independent traders as well as a thriving café and restaurant culture. Horsham mainline station offers regular services to Gatwick, London Victoria and London Bridge. The property also falls within the school catchment for Millais Girls and Forest secondary schools. Sporting and recreational facilities within the area include Pavilions in the Park with swimming pool and fitness complex, Horsham Capitol Theatre, Broadbridge Heath Sports Centre and a variety of golf courses. And although centrally located you are just a 10-15 minute walk from Chesworth farm offering idyllic countryside walks over Denne Hill.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Street and at the next set turn left into East Street. Proceed under the Iron bridge and out of town on the Brighton Road. Arun Way can be found on the right hand side, just before Bennetts Field playing field on the left.

COUNCIL TAX: Band 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.

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