



Streetfield Road, Slinfold, West Sussex, RH13 0SE



woodlands



Available to cash buyers only (see footnote).

Positioned in a quiet residential road, in the picturesque village of Slinfold, this three bedroom end of terraced house is being brought to the market with no-onward chain, and now requiring repair, updating and modernisation to create a fabulous family home.

Slinfold is located approximately mid-way between the village of Billingshurst and the historic market town of Horsham. It really is an idyllic area to set down roots for a family. With highly the regarded C of E Primary School just a short walk away. For older children there is The Weald Secondary school in Billingshurst and Tanbridge Secondary in Horsham. Slinfold benefits from a well-stocked village store/post office and the well the popular Red Lyon Public House. There are regular bus services to Horsham and local sporting facilities include Slinfold Country Club and Blue Coats at Christs Hospital. This thriving community makes Slinfold one of the most popular spots for people moving to the area.

The front door leads into an entrance hall with guest cloakroom. The main living room is to the front of the property and a generous size with double doors leading through to a spacious kitchen diner.

To the first floor are three bedrooms, all doubles with 2 being particularly spacious, with a family bathroom completing the internal accommodation. To the rear is a large garden and theres is a generous amount of on-street parking.

PLEASE NOTE- We understand the property now needs structural work pertaining to historical and ongoing structural movement. This will need to be resolved by the new owners, and this is likely to involve further underpinning. For this reason, the property is available to cash buyers only.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 5'11" x 17'11" (1.80m x 5.46m)

GUEST CLOAKROOM 2'10" x 5'10" (0.86m x 1.78m)

LIVING ROOM 11'09" x 13'01" (3.58m x 3.99m)

KITCHEN/DINER 17'10" x 13'03" (5.44m x 4.04m)

FIRST FLOOR

LANDING

BEDROOM 11'08" x 13'04" (3.56m x 4.06m)

BEDROOM 11'08" x 13'0" (3.56m x 3.96m)

BEDROOM 8'10" x 8'10" (2.69m x 2.69m)

FAMILY BATHROOM 7'0" x 5'06" (2.13m x 1.68m)

OUTSIDE

PRIVATE REAR GARDEN

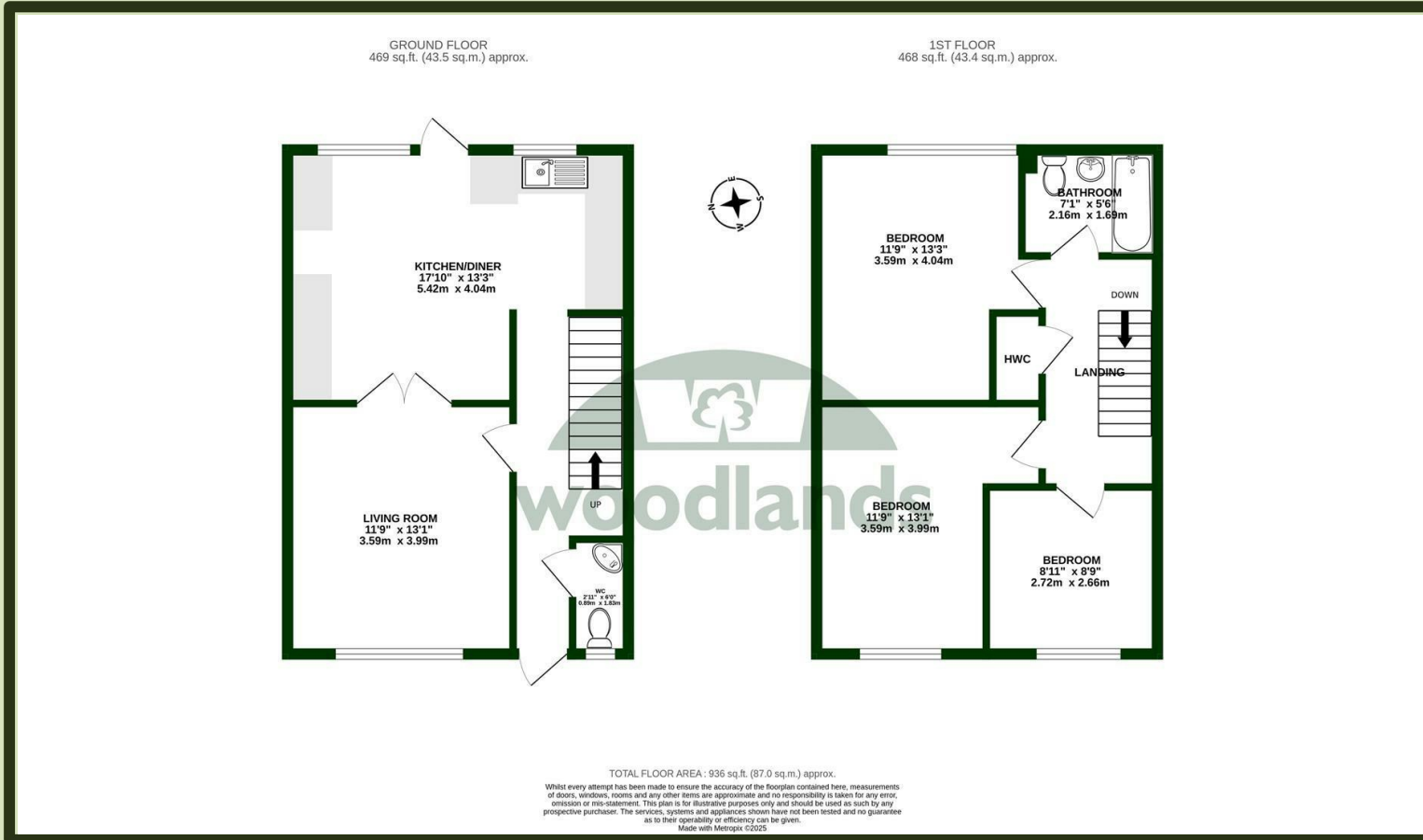
NO ONWARD CHAIN



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LOCATION: The property is situated within the popular and picturesque village of Slinfold which offers local amenities, including a post office/store, public house, church and primary school. The historic market town of Horsham is approximately 5.5 miles distant and provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre proceed in an easterly direction along Guildford Road (A281) and at the flyover roundabout take the first exit, following the signs to Guildford. At the next roundabout turn right. At the next roundabout go straight ahead and proceed along this road passing through all the traffic lights. At the next roundabout by Newbridge Garden centre, turn left onto Five Oaks Road (A264). Continue along this road and turn right into Lyons Road, just before the Toyota garage. Proceed into the Village and on the sharp bend to the right take a left turn into Hayes Lane, then second left into Streetfield 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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.