



Beech Road, Horsham, West Sussex, RH12 4TX

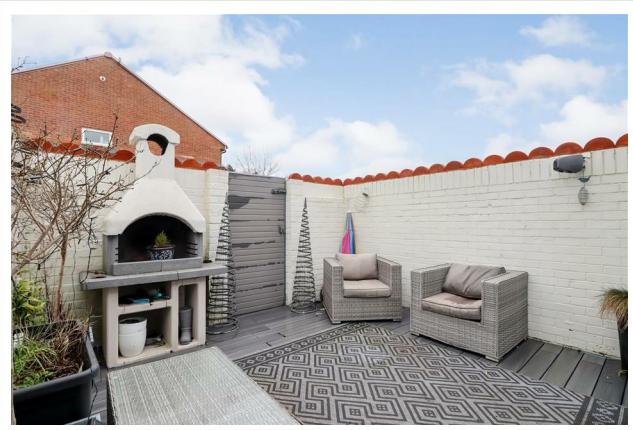


A beautifully presented two double bedroom terraced home, located on very popular residential road, close to parkland and country walks beyond. The property is being sold with no onward chain and so can suit the timescales of any buyer.

The location really can't be beaten, within close proximity to popular primary and secondary schools, easy access to woodland walks in nearby Leechpool Woods, the centre of town and quick links to Crawley, Gatwick and Brighton by road. Horsham is a thriving market town, full of excellent amenities with a wonderful mixture of independent shops, major retailers, bars and restaurants you can see why so many families look to settle here.

With scope to add off road driveway parking to the front as neighbouring properties have done (stpp), the property is accessed by an enclosed entrance porch, leading into a bright and spacious living/dining room. The kitchen is positioned beyond this and offers a great amount of storage with base and wall units and space for freestanding appliances. A real highlight of this property is the conservatory extension to the rear, that provides additional living space, used to good effect throughout the year for dining, and with French doors leading out to the enclosed courtyard garden. A gate leads to the parking area to the rear and the property benefits from a garage in a block.

From the living/dining room, stairs lead to the first floor, tastefully decorated and carpeted. The property boasts two double bedrooms both benefitting from fitted cupboards. The shower room is modern and a large cupboard on the landing completes the internal accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH 3'02" x 5'01" (0.97m x 1.55m)**

**LIVING/DINING ROOM 12'0" x 19'03" (3.66m x 5.87m)**

**KITCHEN 11'11" x 8'07" (3.63m x 2.62m)**

**CONSERVATORY 8'08" x 11'02" (2.64m x 3.40m)**

#### **FIRST FLOOR**

#### **LANDING**

**BEDROOM ONE 12'0" x 10'09" (3.66m x 3.28m)**

**BEDROOM TWO 11'11" x 8'01" (3.63m x 2.46m)**

**SHOWER ROOM 6'09" x 5'01" (2.06m x 1.55m)**

#### **OUTSIDE**

#### **FRONT GARDEN**

#### **REAR COURTYARD GARDEN**

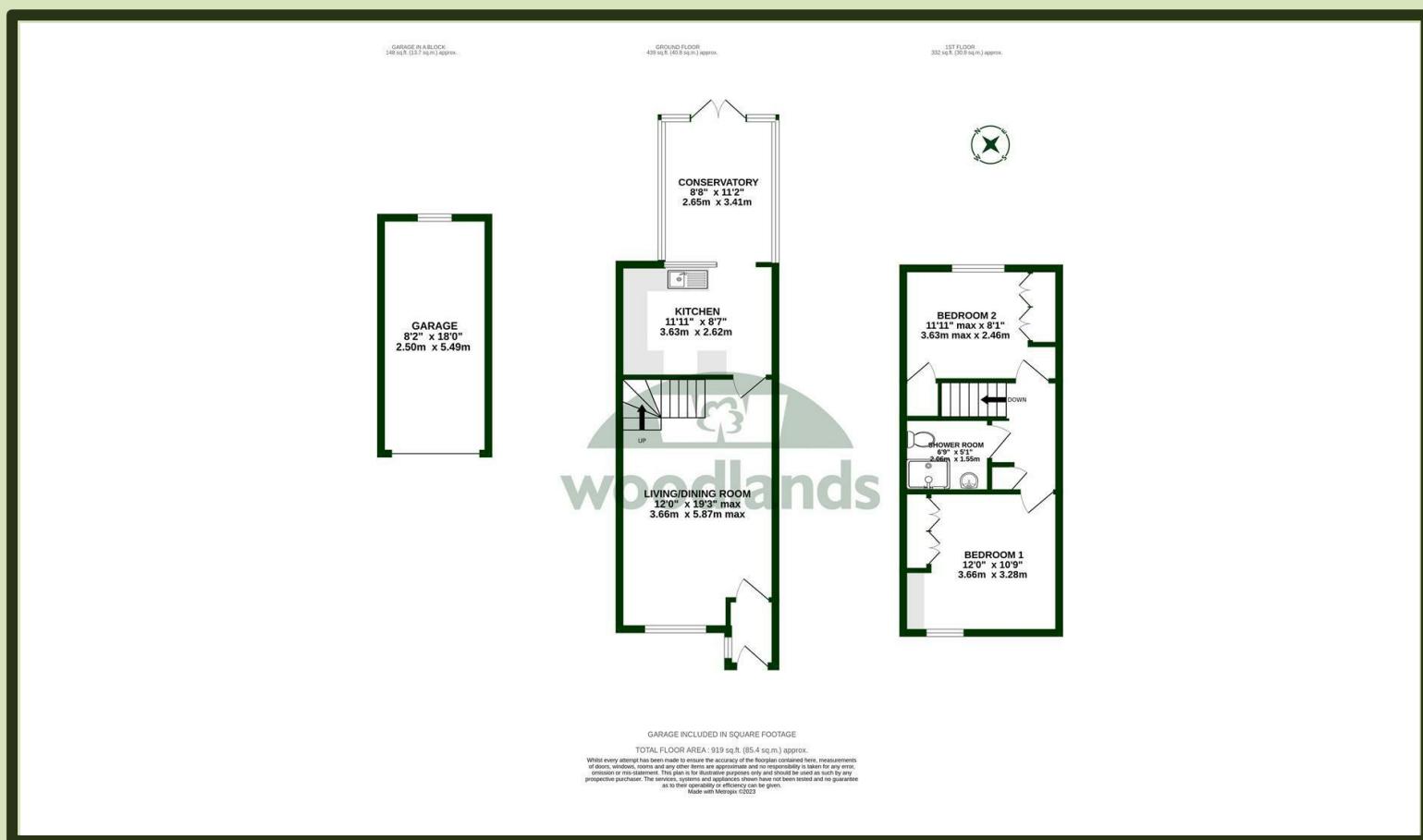
#### **REAR ACCESS TO:**

#### **PARKING AREA & GARAGE**

**GARAGE IN A BLOCK 8'02" x 18'0" (2.49m x 5.49m)**



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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:** The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: There is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station has ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

**DIRECTIONS:** From Horsham town centre follow the road to Crawley over the roundabout and railway bridge. At the next roundabout take the third exit into Harwood Road. Continue along and take the third exit at the next roundabout. At the traffic lights turn right into Forest Road and at the next roundabout turn left into Beech Road.

## COUNCIL TAX: Band 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.

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