

Millers Gate, Horsham, West Sussex, RH12 4AP

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£650,000







Tucked away in a highly sought-after Horsham cul-de-sac, where homes rarely become available, this impressive four-bedroom detached house offers the perfect setting for family living. The property enjoys a prime location with excellent access to popular local schools, Littlehaven train station, and a wide range of amenities, while the historic heart of Horsham town centre is just a short drive away.

The home is approached via a private driveway with parking for two vehicles, leading to an attached garage that offers further parking or the exciting potential for conversion (subject to the usual permissions) to create additional living space. Inside, a bright and welcoming entrance hall sets the tone, complemented by a stylishly modernised cloakroom. A front-facing study, benefitting from dual-aspect windows, provides the ideal home office or creative space.

The main living room is generously proportioned, with an attractive corner bay window drawing in natural light and an open fireplace promising cosy evenings. From here, a versatile dining room - currently arranged as an additional sitting room - opens through French doors onto the south-facing garden, seamlessly blending indoor and outdoor living. The kitchen/breakfast room forms the true heart of the home, beautifully fitted with shaker-style units, granite worktops, large-format tiled flooring, and a full range of integrated appliances including a double oven, range-style gas hob, fridge/freezer, dishwasher, and washing machine.

Upstairs, the property provides four well-balanced bedrooms. The principal bedroom is a real retreat, complete with fitted wardrobes, space for a king-sized bed and boasts a sleek en-suite shower room with power shower. Bedroom two is a double room that can accommodate a king size bed with fitted wardrobes, and there are two further single bedrooms and a well-appointed family bathroom, also with power shower.

Outside, the south-facing garden is a haven for relaxation and entertaining. A large patio and raised decking area provide ideal spaces for summer dining, while a wildflower patch adds charm and colour to the well-kept lawn.

This is a rare opportunity to secure a spacious family home in one of Horsham’s most desirable positions, blending modern convenience with the tranquility of cul-de-sac living.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 8'03" x 6'01" (2.51m x 1.85m)

CLOAKROOM 5'07" x 4'0" (1.70m x 1.22m)

STUDY 9'10" x 5'09" (3.00m x 1.75m)

LIVING ROOM 16'06" x 12'03" (5.03m x 3.73m)

DINING ROOM 12'04" x 9'0" (3.76m x 2.74m)

KITCHEN/BREAKFAST ROOM 15'07" x 12'04" (4.75m x 3.76m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'09" x 9'09" (3.89m x 2.97m)

EN-SUITE SHOWER ROOM 8'06" x 5'07" (2.59m x 1.70m)

BEDROOM TWO 12'09" x 9'01" (3.89m x 2.77m)

BEDROOM THREE 9'02" x 8'06" (2.79m x 2.59m)

BEDROOM FOUR 8'06" x 7'08" (2.59m x 2.34m)

FAMILY BATHROOM 6'11" x 5'05" (2.11m x 1.65m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING FOR 2 CARS

ATTACHED GARAGE 17'03" x 9'03" (5.26m x 2.82m)

SOUTH FACING REAR GARDEN

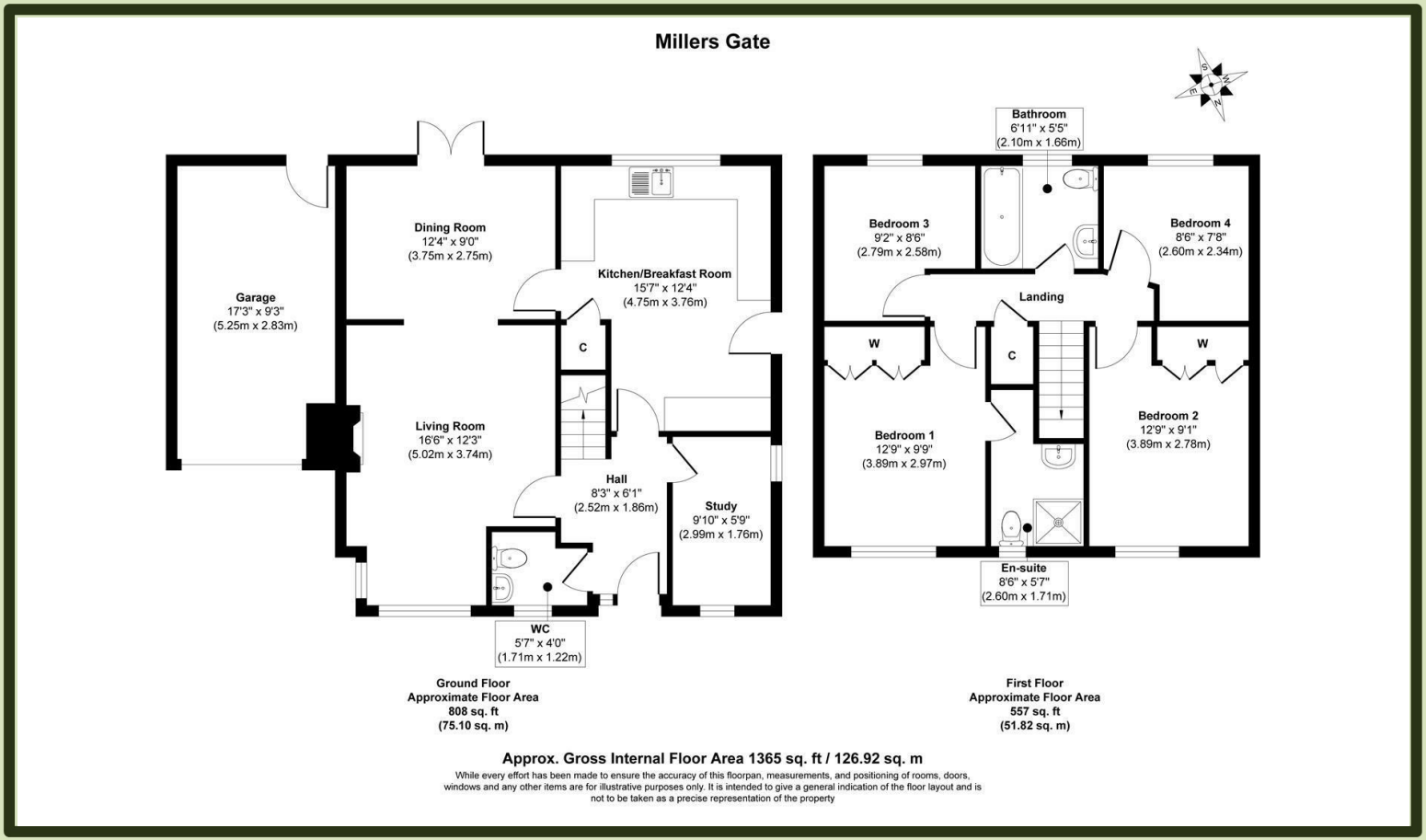
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LOCATION: The property is located in a popular area of Horsham offering excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281. In addition, the house is within a short walk of two highly regarded local primary schools. Horsham's thriving town centre has an excellent 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 direct to London Bridge (54 minutes), London Victoria (51 minutes) and St Pancras (1 hour 20 minutes).

DIRECTIONS: From Horsham Town centre turn left at the traffic lights onto Albion Way. At the roundabout go straight across and at the set of traffic lights turn right into Springfield Road. Continue along this road and proceed straight across both sets of traffic lights. Take the second right into Pondtail Road. Proceed along this road and under the railway bridge. At the mini roundabout turn right into Pondtail Close. Take the next right into a continuation of Pondtail Close. Millers Gate is then the first turning on the right.

COUNCIL TAX: Band F.

EPC Rating: C.

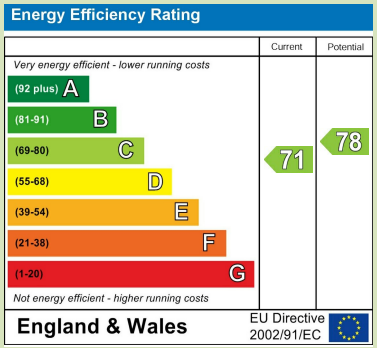
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.





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