



Rushams Road, Horsham, West Sussex, RH12 2NY



woodlands



This beautifully presented home has been significantly extended and enhanced to create a stunning family home in a prime location. Just a short walk to the main shopping district of this vibrant market town and with accommodation spread over three floors providing generous bedroom and living space, creating the perfect spot for a family to put down roots.

The location simply can't be beaten - whilst being a popular residential street, the location blends the convenience of being close to both Horsham Park and The Rec playing fields, allowing the new owners to enjoy the abundant greenspace this area has to offer. We are also within easy walking distance of Horsham's mainline train station, and with the popular Trafalgar Infant and Greenway Junior schools just around the corner, you can see why so many people centre their search on this location.

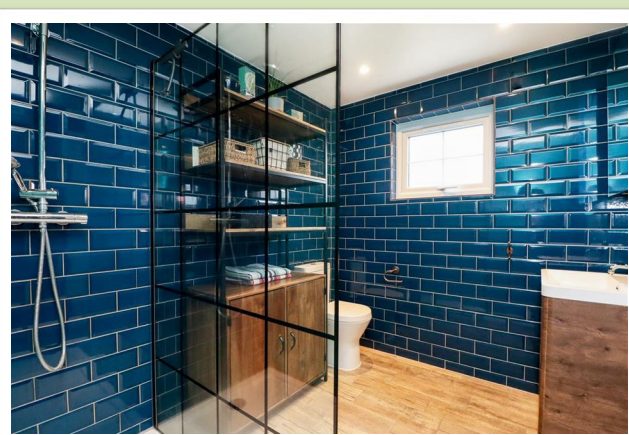
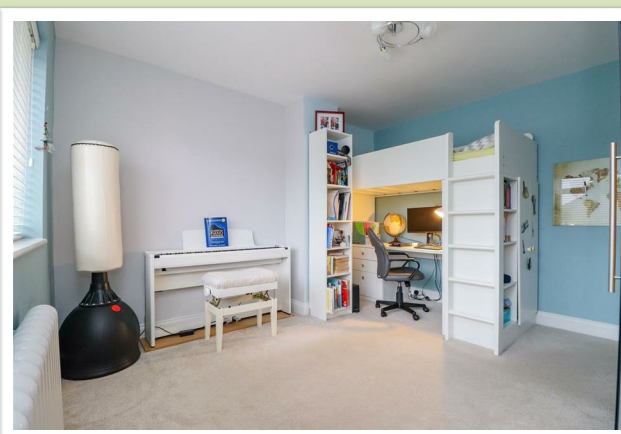
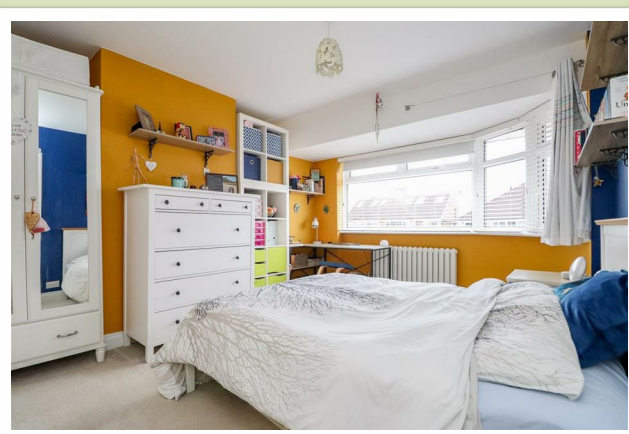
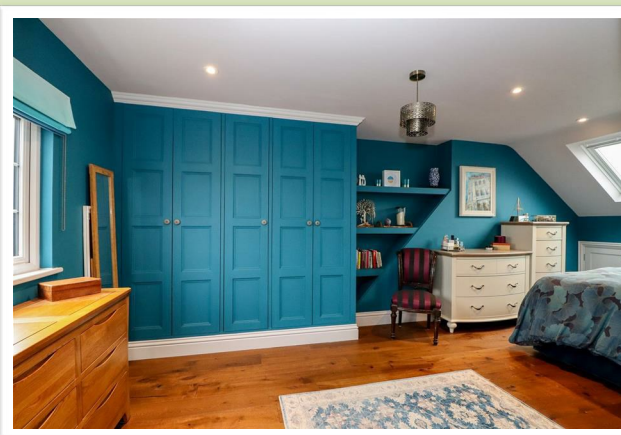
A tarmac driveway provides parking to the front for two cars with access to the side leading down to a single detached garage with electric roller door. The front door leads into a bright and welcoming entrance hall with some storage under the stairs and a guest cloakroom. Beyond this is a good-sized utility room with sink and space for freestanding appliances.

The main living space of the home has been transformed - To the front is a beautiful living room with period bay window, beyond this is a cosy seating area, leading through to the extended kitchen/diner. This beautifully appointed kitchen features granite worktops, heated Amtico flooring, under cabinet and plinth lighting and integrated fisher & Paykel and Bosch appliances. French doors lead out to an attractive patio with a generous rear garden mostly laid to lawn but with mature borders and shrubs and a useful shed/workshop to the rear.

From the hallway, stairs lead to the first floor and into a bright open landing with a dedicated study area. On the first floor are two spacious double bedrooms both with plenty of room for freestanding furniture, as well as a well-appointed tiled family bathroom with shower over the bath, vanity sink unit and fitted storage.

From the landing a further set of stairs lead to the stunning loft conversion. Finished in vibrant modern tones, thought and attention has gone into the design of this space providing an opulent principal suite with built in cabinetry and a stylish tiled en-suite shower room complete with walk-in shower and vanity sink unit.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH

ENTRANCE HALL

LIVING ROOM 12'02" x 13'04" (3.71m x 4.06m)

DINING AREA 12'03" x 12'03" (3.73m x 3.73m)

KITCHEN/BREAKFAST ROOM 15'04" x 11'01" (4.67m x 3.38m)

UTILITY ROOM 6'11" x 9'03" (2.11m x 2.82m)

CLOAKROOM 2'04" x 4'02" (0.71m x 1.27m)

FIRST FLOOR

LANDING WITH STUDY AREA

BEDROOM TWO 11'05" x 14'0" (3.48m x 4.27m)

BEDROOM THREE 11'06" x 12'03" (3.51m x 3.73m)

FAMILY BATHROOM 6'05" x 8'0" (1.96m x 2.44m)

SECOND FLOOR

LANDING

BEDROOM ONE 12'06" x 19'02" (3.81m x 5.84m)

EN-SUITE SHOWER ROOM

OUTSIDE

OFF ROAD DRIVEWAY PARKING TO THE FRONT FOR 2 CARS

SHARED DRIVEWAY

SINGLE DETACHED GARAGE 7'07" x 17'05" (2.31m x 5.31m)

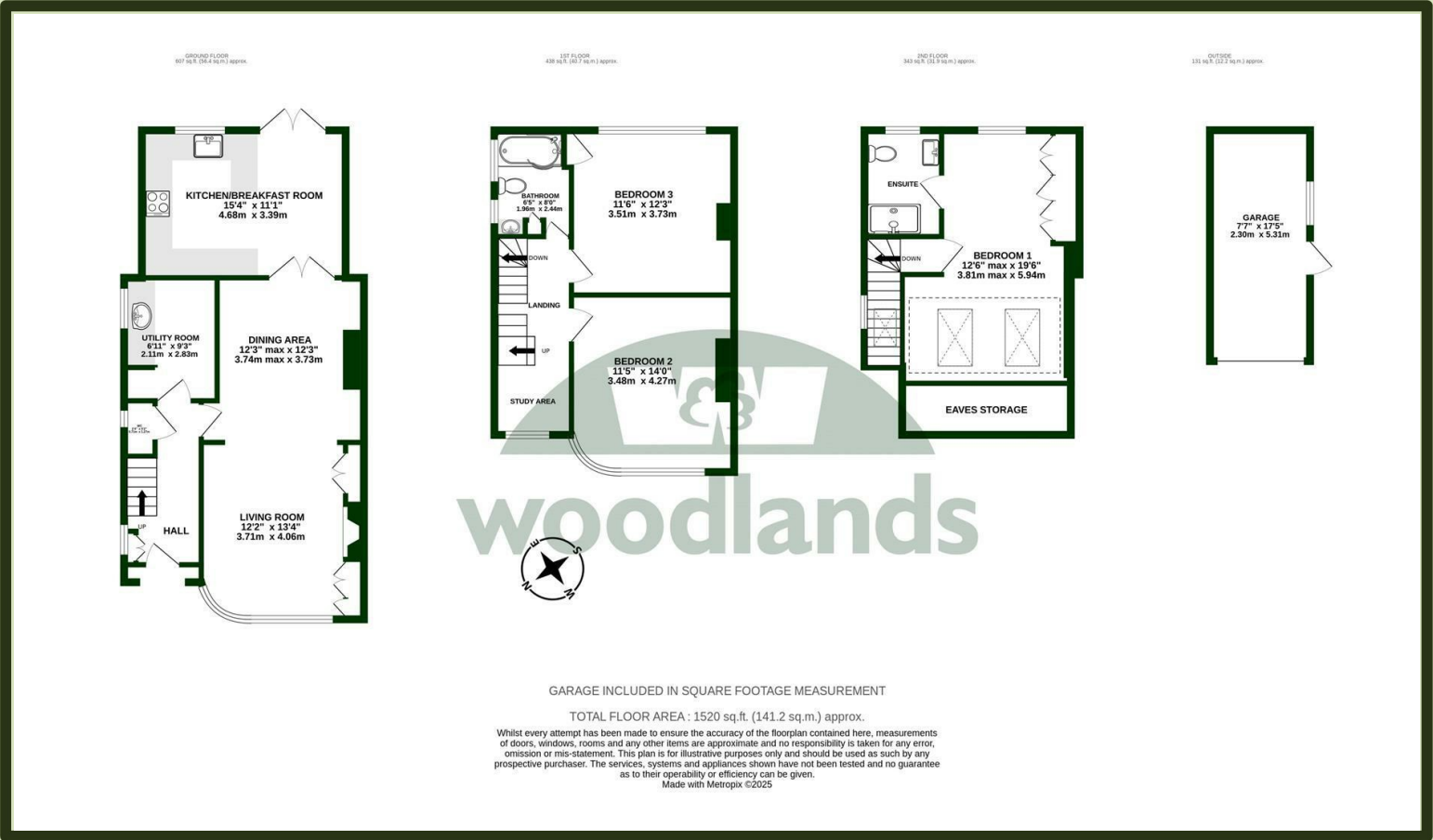
REAR GARDEN



www.woodlands-estates.co.uk

Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



LOCATION: Located on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. Also within close proximity to the local schools of Trafalgar Infants and Greenway Academy and within the catchment for Tanbridge House School. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and 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.

DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road. Continue along this road where the property can be found on the right hand side.

COUNCIL TAX: Band D.

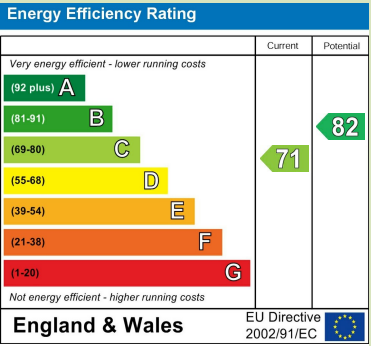
EPC Rating: C.

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.



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.