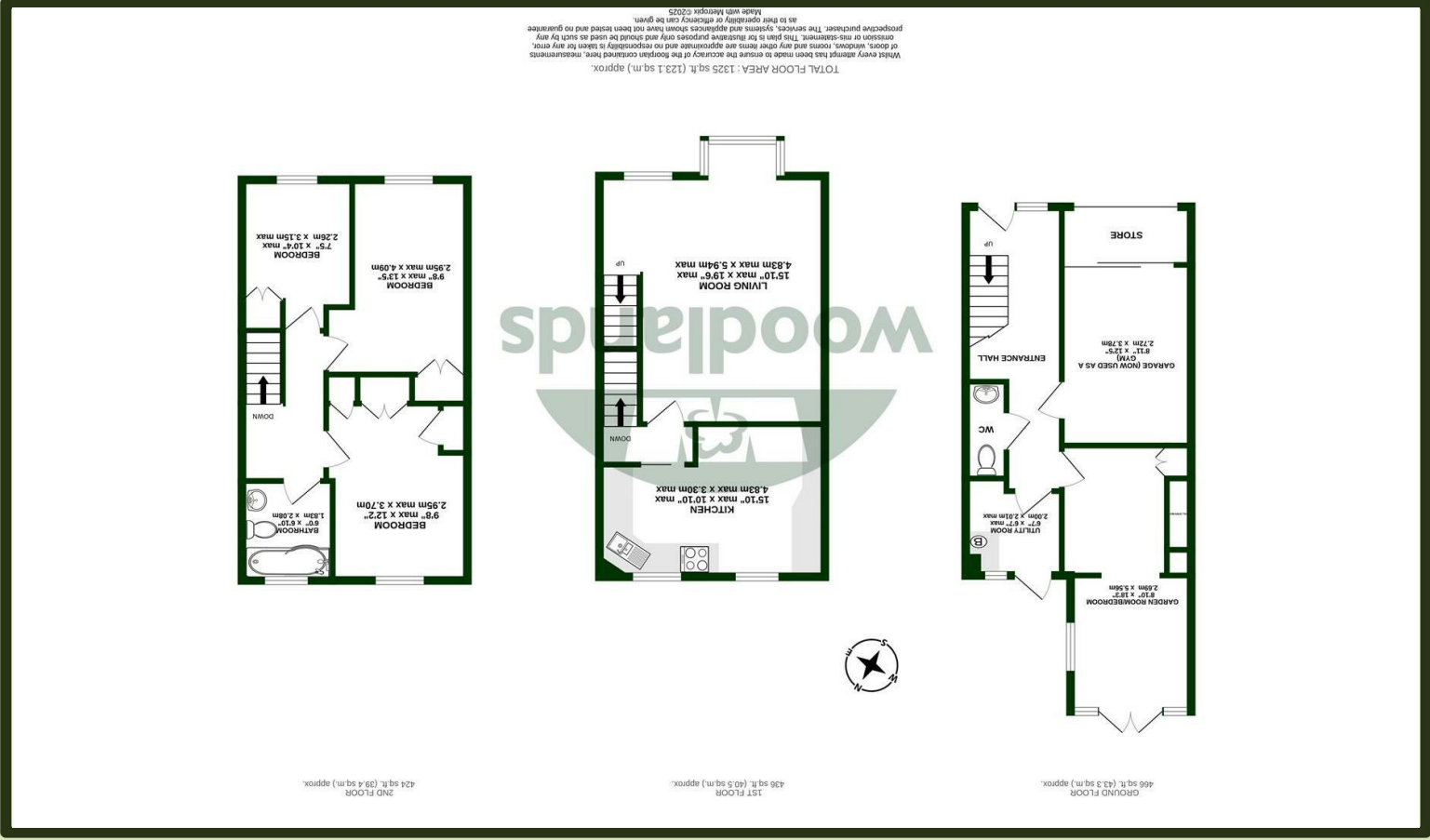




12 Crawford Gardens, Horsham, West Sussex, RH13 5AZ



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LOCATION: Positioned within a quiet cul-de-sac this property offers excellent access for the town centre and is within walking distance of both Horsham and Littlehaven stations with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Horsham Park is just a short stroll away which offers a variety of activities including the Pavilions Centre with swimming pools and gym. The historic town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Sinfold Park. The property also falls within the school catchment for both Forest and Millais Secondary schools as well as Kingslea Primary School.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the second exit into Kings Road. Crawford Gardens is then the third turning on the left.

COUNCIL TAX: Band E.

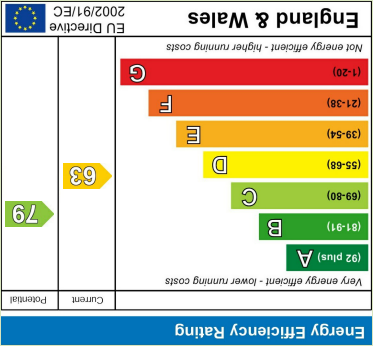
EPC Rating: D.

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.





Tucked away in a peaceful cul-de-sac, this beautifully presented four-bedroom town house is perfectly positioned in one of Horsham's most sought-after residential roads. Just a short stroll from Horsham train station, the town centre, and excellent local schools, this home is ideal for families and commuters alike. With its quiet setting and easy access to transport links, it offers the best of both worlds - tranquility and convenience.

The ground floor welcomes you with a bright and spacious entrance hall, leading to a guest cloakroom and a utility room. The integrated garage has been thoughtfully modified, with the front section serving as a storage area with an electric roller door, while the rear section functions as a versatile workspace or home gym. At the back of the house, an extension has created a generous garden room that serves equally as well as a guest bedroom with the benefit of a stylish fold down bed system, offering flexibility to suit your personal requirements. French doors lead out to a larger than standard garden - approximately twice the size of neighbouring properties, affording this home a generous patio area that is perfect for outdoor entertaining, with a stretch of lawn leading to a garden shed.

On the first floor, a spacious and light-filled living room features a charming bay window, enhancing the sense of space. Adjacent to this, the modern kitchen/dining room is well-appointed with sleek base and wall units in contemporary tones, a fitted double oven, induction hob, with extractor fan, a fitted microwave, and separately fitted under-counter fridge, dishwasher and freezer - perfect for home cooking and entertaining.

The second floor hosts three well-proportioned bedrooms, including two generous doubles. A stylish and well-presented family bathroom, complete with electric underfloor heating, adds to the home's comfort and practicality.

Further enhancing the property's appeal, it also benefits from solar panels, making it more energy-efficient and cost-effective to run - an increasingly valuable feature for modern homeowners.

With its central location, versatile layout, and family-friendly setting, this wonderful townhouse is a rare find in Horsham. Offering easy access to the town's excellent amenities, transport links, and schools, this is a fantastic opportunity to secure a home in a prime location.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'07" x 19'06" (2.01m x 5.94m)

CLOAKROOM 2'09" x 6'07" (0.84m x 2.01m)

UTILITY ROOM 6'07" x 6'07" (2.01m x 2.01m)

GARDEN ROOM/BEDROOM

BEDROOM AREA 8'10" x 8'11" (2.69m x 2.72m)

GARDEN ROOM 8'03" x 9'04" (2.51m x 2.84m)

GARAGE (NOW USED AS A GYM) 8'11" x 12'05" (2.72m x 3.78m)

STORE TO THE FRONT 8'11" x 3'08" (2.72m x 1.12m)

FIRST FLOOR

LANDING

LIVING ROOM 15'10" x 19'06" (4.83m x 5.94m)

KITCHEN 15'10" x 10'10" (4.83m x 3.30m)

SECOND FLOOR

LANDING

BEDROOM 9'08" x 13'05" (2.95m x 4.09m)

BEDROOM 9'06" x 12'02" (2.90m x 3.71m)

BEDROOM 7'05" x 10'04" (2.26m x 3.15m)

FAMILY BATHROOM 6'0" x 6'10" (1.83m x 2.08m)

OUTSIDE

DRIVEWAY PARKING TO THE FRONT

REAR GARDEN



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