



Hillside, Horsham, West Sussex, RH12 1NG



woodlands



If you're searching for a home that effortlessly combines space, convenience and family living, this property could be just what you've been waiting for. Perfectly positioned within easy reach of well-regarded Primary and Secondary schools, and only a short distance from Horsham's bustling town centre and mainline train station, it's ideally placed for family life and commuters alike. Hillside is a sought-after cul-de-sac just off Guildford Road, within easy reach of Horsham's thriving town centre, which offers a superb range of shops, bars, cafés and boutiques. Families will appreciate the proximity to Tanbridge House School whilst commuters will appreciate fast transport links.

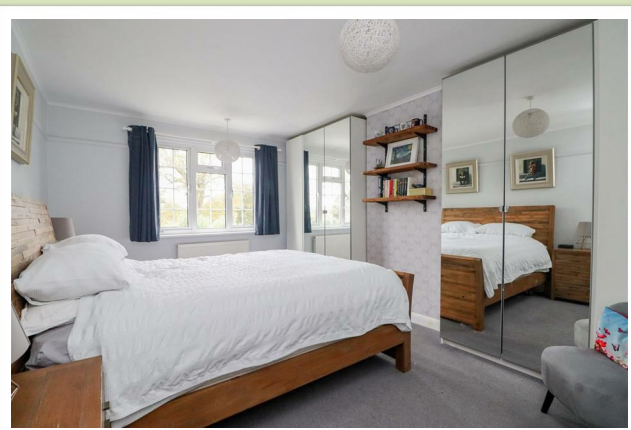
The driveway provides ample parking, setting the tone for the generous accommodation that follows. Stepping inside, an entrance porch opens into a welcoming hallway, complete with a ground floor cloakroom. The property offers three versatile reception areas – a bright and welcoming living room with feature bay window, a dining room with adjoining study space, and a bright family room to the rear that enjoys lovely views over the garden. The modernised kitchen has been thoughtfully refitted in recent years, featuring an excellent range of base and wall units, extensive worktop space, a double oven, and gas hob, making it ideal for both everyday cooking and entertaining.

Upstairs, you'll find three comfortable bedrooms and a well-appointed family shower room, offering plenty of space for a growing family.

The rear garden is beautifully stocked with mature shrubs and flowering plants, creating a delightful outdoor retreat with direct access to the garage, positioned at the end of the garden with convenient rear access.

This home is tucked away in a quiet no-through road, offering both peace and accessibility in equal measure. Viewing is highly recommended to appreciate the space, flexibility, and charm on offer.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'11" x 3'0" (1.80m x 0.91m)

HALLWAY 5'11" x 13'06" (1.80m x 4.11m)

CLOAKROOM 6'11" x 3'03" (2.11m x 0.99m)

LIVING ROOM 12'0" x 14'07" (3.66m x 4.45m)

DINING ROOM 18'04" x 14'05" (5.59m x 4.39m)

FAMILY ROOM 12'0" x 14'01" (3.66m x 4.29m)

KITCHEN 8'04" x 14'0" (2.54m x 4.27m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'08" x 14'05" (3.56m x 4.39m)

BEDROOM TWO 11'02" x 13'0" (3.40m x 3.96m)

BEDROOM THREE 6'11" x 7'11" (2.11m x 2.41m)

SHOWER ROOM 6'01" x 8'06" (1.85m x 2.59m)

OUTSIDE

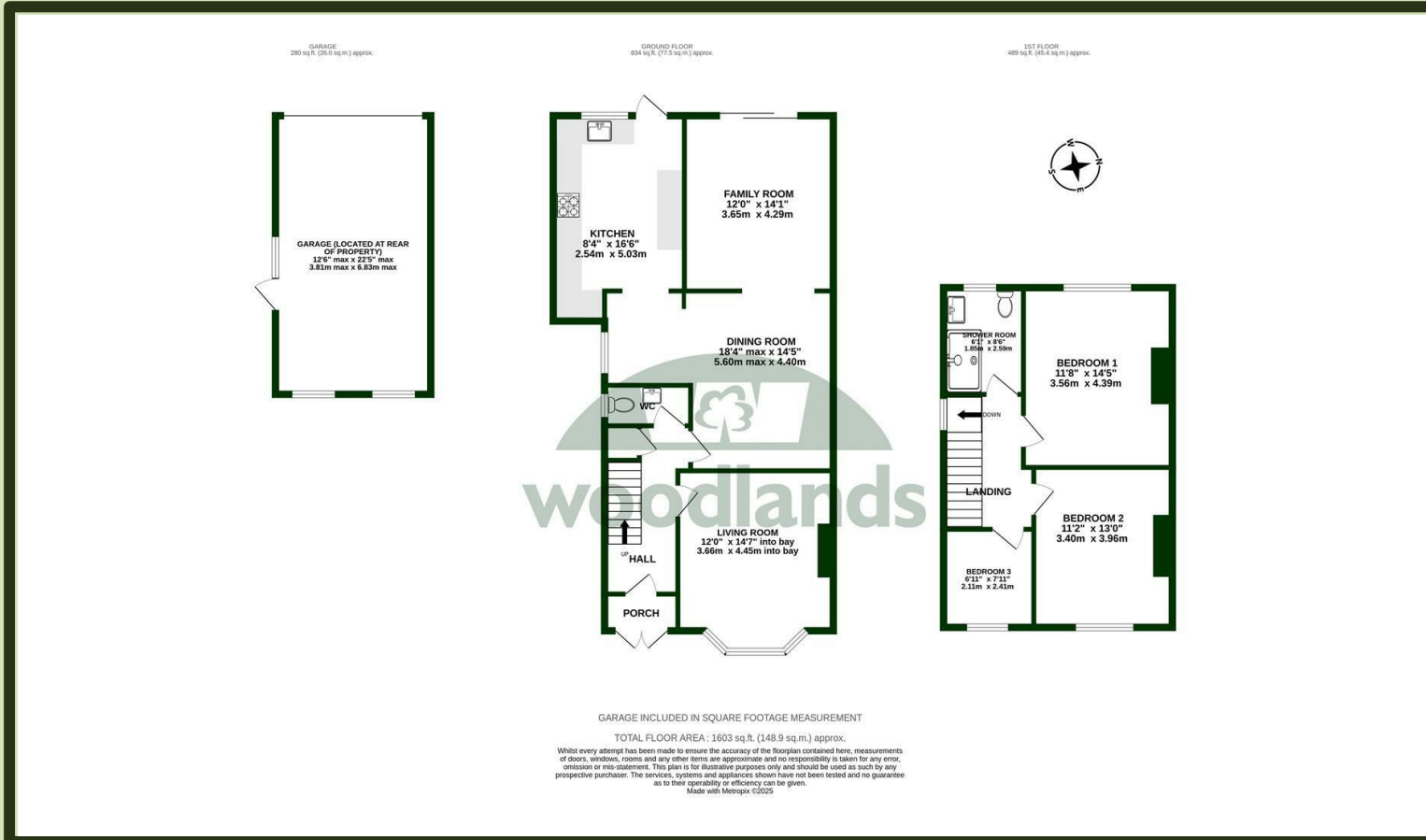
OFF ROAD DRIVEWAY PARKING

REAR GARDEN

GARAGE WITH REAR ACCESS 12'06" x 22'05" (3.81m x 6.83m)



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**LOCATION:** The property is situated in this convenient and much sought after residential cul-de-sac, located in West Horsham less than half a mile from the town centre. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. There are two mainline railway stations in Horsham, with direct links to Gatwick and London (Victoria/London Bridge). You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

**DIRECTIONS:** From Horsham Town Centre turn left at the traffic lights onto Albion Way. Go straight across the roundabout and the first set of traffic lights. At the second set, turn right into The Bishopric. Proceed out of Town passing Collingwood Batchelor on your right and The Co-op on your left. Proceed up the hill and through the pedestrian lights. Hillside is then the third turning on the left, after The Crescent.

**COUNCIL TAX:** Band E.

**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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>71</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.