Orchard Road, Horsham, West Sussex, RH13 5JU

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Offers Over £450,000

Perfectly positioned in one of Horsham's most sought-after residential areas, this attractive and spacious three-bedroom semi-detached family home offers a wonderful blend of comfort, style, and convenience. The property enjoys close proximity to a range of excellent local schools, shops, and transport links, making it an ideal choice for families and professionals alike.

Step inside to a welcoming entrance hall that leads through to a generous living area - an inviting space with room for both comfortable seating and a dining area, creating a relaxed environment for everyday living and entertaining and benefitting from an attractive bay window. The adjoining fitted kitchen is a real showpiece, tastefully appointed in modern base and wall units, contrasting granite worktops, and well-equipped with fitted range oven, under-counter fridge and freezer, and integrated dishwasher. Leading off the kitchen is a small utility space for freestanding white goods and through to a bright modern conservatory that is used to good effect as a dining and sitting area. Completing the ground floor is a modern shower room adding convenience and versatility to the layout.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom that benefits from its own en-suite bathroom, offering a private retreat at the end of the day.

The west-facing rear garden provides a lovely outdoor haven, ideal for summer entertaining, family gatherings, or alfresco dining. A versatile garden studio enhances the space even further, offering potential for a home office, hobby room, or gym. To the front, there is driveway parking and welcoming kerb appeal.

This fantastic property enjoys a convenient position within easy reach of Horsham's vibrant town centre, where you'll find a wealth of restaurants, cafés, and bars, along with an excellent selection of shops including John Lewis, Waitrose, and a variety of independent retailers. Families are well catered for with a good choice of schools for all ages, and those who enjoy the outdoors will appreciate nearby St Leonard's Forest, with its miles of scenic walking and cycling trails. Commuters benefit from excellent road and rail connections via the A23/M23, A264, and Horsham mainline station, providing quick access to London, Gatwick, and the South Coast.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'05" x 3'05" (1.04m x 1.04m)

LIVING ROOM 13'08" x 13'06" (4.17m x 4.11m)

KITCHEN 12'01" x 9'04" (3.68m x 2.84m)

INNER HALL

SHOWER ROOM 4'04" x 5'10" (1.32m x 1.78m)

CONSERVATORY 6'07" x 20'02" (2.01m x 6.15m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'08" min x 10'09" (3.25m min x 3.28m)

EN-SUITE BATHROOM 5'11" x 6'05" (1.80m x 1.96m)

BEDROOM TWO 8'01" x 12'10" (2.46m x 3.91m)

BEDROOM THREE 8'08" x 9'06" (2.64m x 2.90m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

REAR GARDEN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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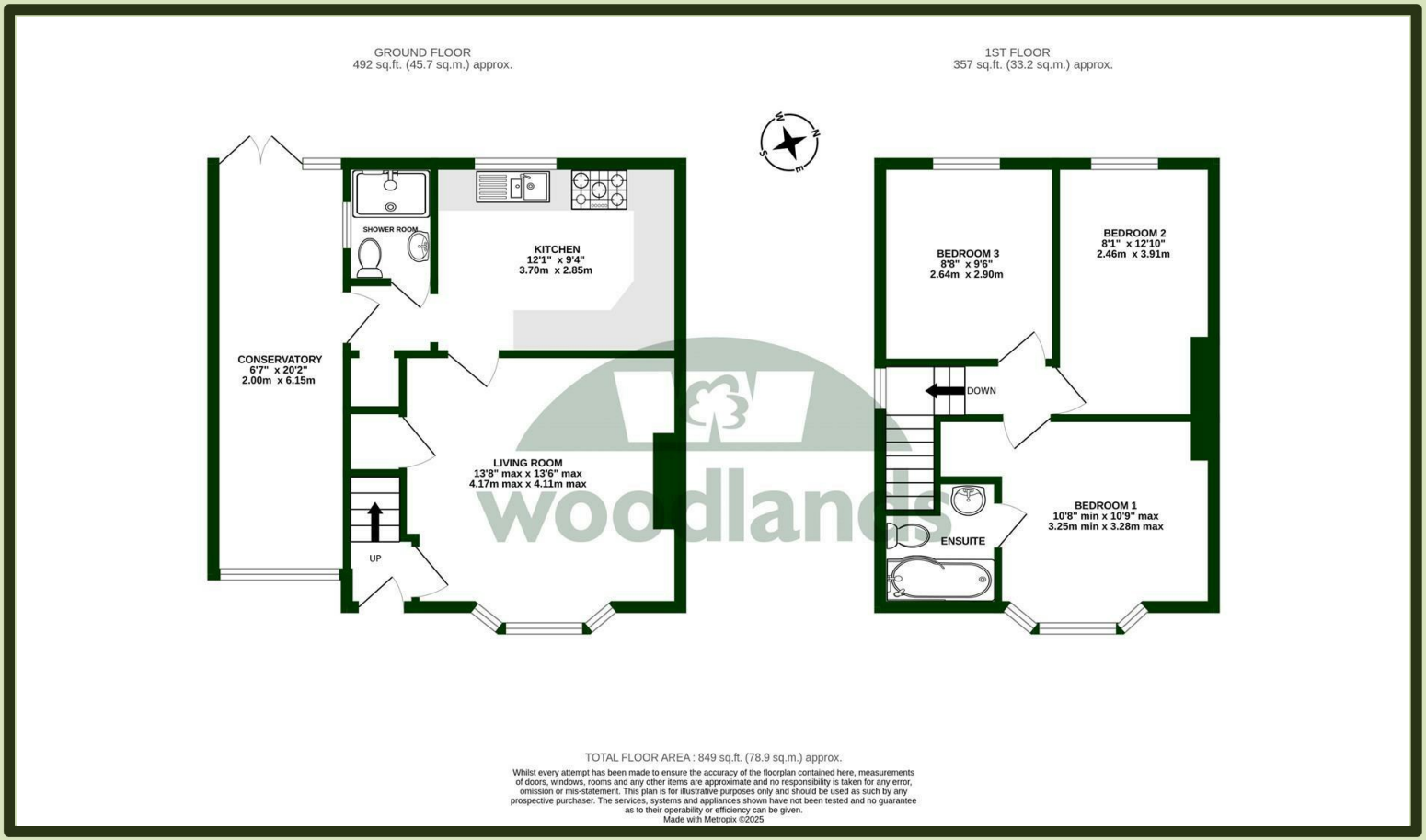

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. Go straight across the roundabout and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and then the first right into Stirling Way. At the T junction turn left into Depot Road and then first right into Orchard Road.

COUNCIL TAX: Band C.

EPC Rating: To be confirmed

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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Tel: 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.