



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.

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.

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.

EPC RATING: C

COUNCIL TAX: Band C.

**LOCATION:** 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. 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 further there is Pines 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 take the road towards Crawley, past the station and over the railway bridge, at the roundabout take the third exit into Harwood Road, at the next roundabout take the third exit which is a continuation of the Harwood Road, follow this road to the traffic lights and go straight over, then take the third turning on the left into Earles Meadow.

**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.

56 Earles Meadow, Horsham, West Sussex, RH12 4HR



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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.



Being sold with no onward chain, this well presented and extended two-double bedroom end of terrace house would make an excellent family home, offering flexible living space, generous bedroom accommodation and is situated within a small cul-de-sac of similar properties.

Accessed by an attractive tree-lined road, this modern development on the north east side of Horsham is perfectly located, just a short drive to the A264 offering easy access to Crawley and Gatwick, whilst being just a few minutes' drive to Horsham town centre with its excellent range of amenities, shops, bars and restaurants.

Set behind a mature hedgerow, a footpath leads to the covered front porch and door leading into a small entrance hall with doors opening to the guest cloakroom and large living room, with attractive bay window overlooking the front garden and a small woodland copse. Carpeted stairs lead to the first floor. The kitchen/dining room runs along the rear of the property with space for a small dining table and chairs. The kitchen area is fitted with a range of base and wall units, space for freestanding appliances, and there is a modern heating system. Beyond this, the property benefits from a large conservatory overlooking the rear garden. This is an excellent space and can be used throughout the year, with French doors to the side leading out to the garden which is mainly laid with attractive block paving for easy maintenance and bordered by flower beds.

To the first floor is a well-appointed bathroom with shower over the bath and two double bedrooms- the principal bedroom benefitting from built in mirrored wardrobe and large cupboard.

To the front of the property, there are two allocated parking spaces directly in front of the house.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE PORCH**

**CLOAKROOM** (Irregular shaped room) 4'11" x 4'09" (1.50m x 1.45m)

**LIVING ROOM** 14'09" x 15'06" (4.50m x 4.72m)

**KITCHEN/BREAKFAST ROOM** 14'09" x 7'09" (4.50m x 2.36m)

**CONSERVATORY** 7'09" x 12'10" (2.36m x 3.91m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE** 14'10" into wdb x 11'02" (4.52m into wdb x 3.40m)

**BEDROOM TWO** 8'02" x 10'09" (2.49m x 3.28m)

**BATHROOM** 6'03" x 6'03" (1.91m x 1.91m)

**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**

**TWO ALLOCATED PARKING SPACES**

**NO ONWARD CHAIN**



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