



Chesworth Gardens, Horsham, West Sussex, RH13 5AR





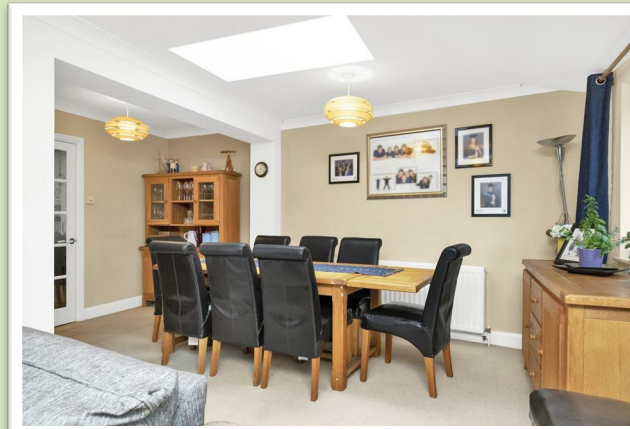
Positioned in a prime central Horsham location, nestled at the end of a quiet cul-de-sac, this substantial 5 bedroom detached chalet bungalow is brought to the market with no onward chain and has been substantially extended and enhanced over the years to provide generous living and bedroom accommodation over two floors.

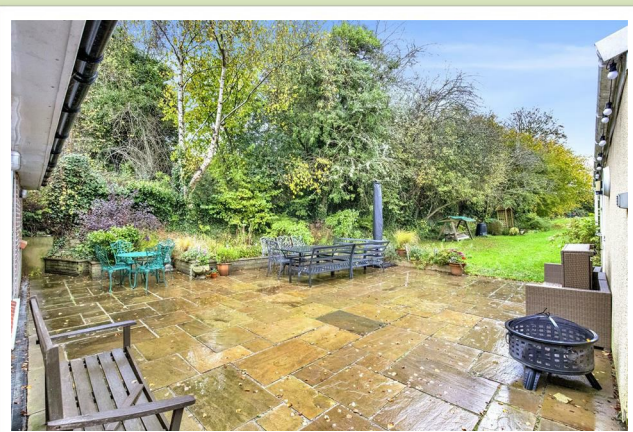
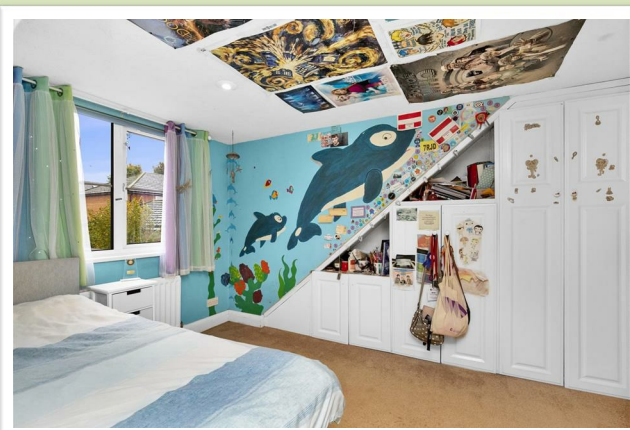
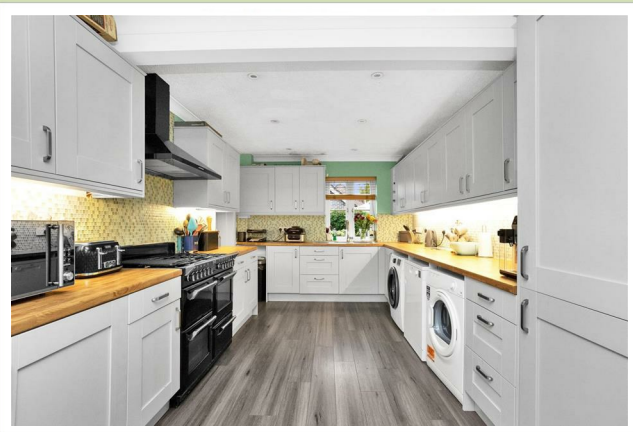
The location really can't be beaten - high on the wish list of many looking to re-locate to the Horsham area, due to it being just a short walk from the heart of this vibrant market town with excellent amenities, independent shops and thriving restaurant and entertainment scene, the area is noted for its outstanding natural beauty. Chesworth Farm is just a stone's throw away with excellent walking routes to soak up the stunning Sussex countryside. St Leonard's Forest and the South Downs national park are also within easy reach. And with excellent schools, and quick access to major transport links, you can see why so many families choose to settle down here.

A private driveway with parking for several cars leads to the front door into the spacious entrance hall, with attractive turned staircase and parquet style LVT flooring. The heart of this home is a very generous open-plan living/dining room. Presented in an L-shaped configuration with feature Velux windows over the dining space and large format sliding doors filling this room with natural light. There are some fitted storage solutions and two seating areas - plenty of room for a modern family to enjoy and entertain. There is also a study off the lounge with space for a two-desk setup. The kitchen was recently updated and improved, finished in contemporary modern tones with a Stoves range cooker, and space for freestanding appliances. Completing the ground floor accommodation are two bedrooms and a shower room.

The turned staircase takes us to a first floor landing, with three further bedrooms, two being spacious doubles, and all benefitting from fitted wardrobes or cupboards.

The garden is an excellent size, mostly laid to lawn but with a large sandstone patio space, and a former garage, now used as a workshop. A wonderful spot for outdoor entertaining and al-fresco dining in the summer months.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

SHOWER ROOM 7'03" x 5'08" (2.21m x 1.73m)

KITCHEN 16'04" x 9'09" (4.98m x 2.97m)

LIVING/DINING ROOM 24'0" x 22'01" (7.32m x 6.73m)

STUDY 10'06" x 7'09" (3.20m x 2.36m)

BEDROOM 10'04" x 8'07" (3.15m x 2.62m)

BEDROOM 10'11" x 7'07" (3.33m x 2.31m)

FIRST FLOOR

LANDING

BEDROOM 17'11" x 9'10" (5.46m x 3.00m)

BEDROOM 14'0" x 6'03" (4.27m x 1.91m)

BEDROOM 11'08" x 8'0" (3.56m x 2.44m)

SHOWER ROOM 8'07" x 6'07" (2.62m x 2.01m)

OUTSIDE

DRIVEWAY PARKING FOR SEVERAL VEHICLES

GARAGE 11'11" x 9'0" (3.63m x 2.74m)

STORE 13'05" x 9'0" (4.09m x 2.74m)

GOOD SIZE REAR GARDEN

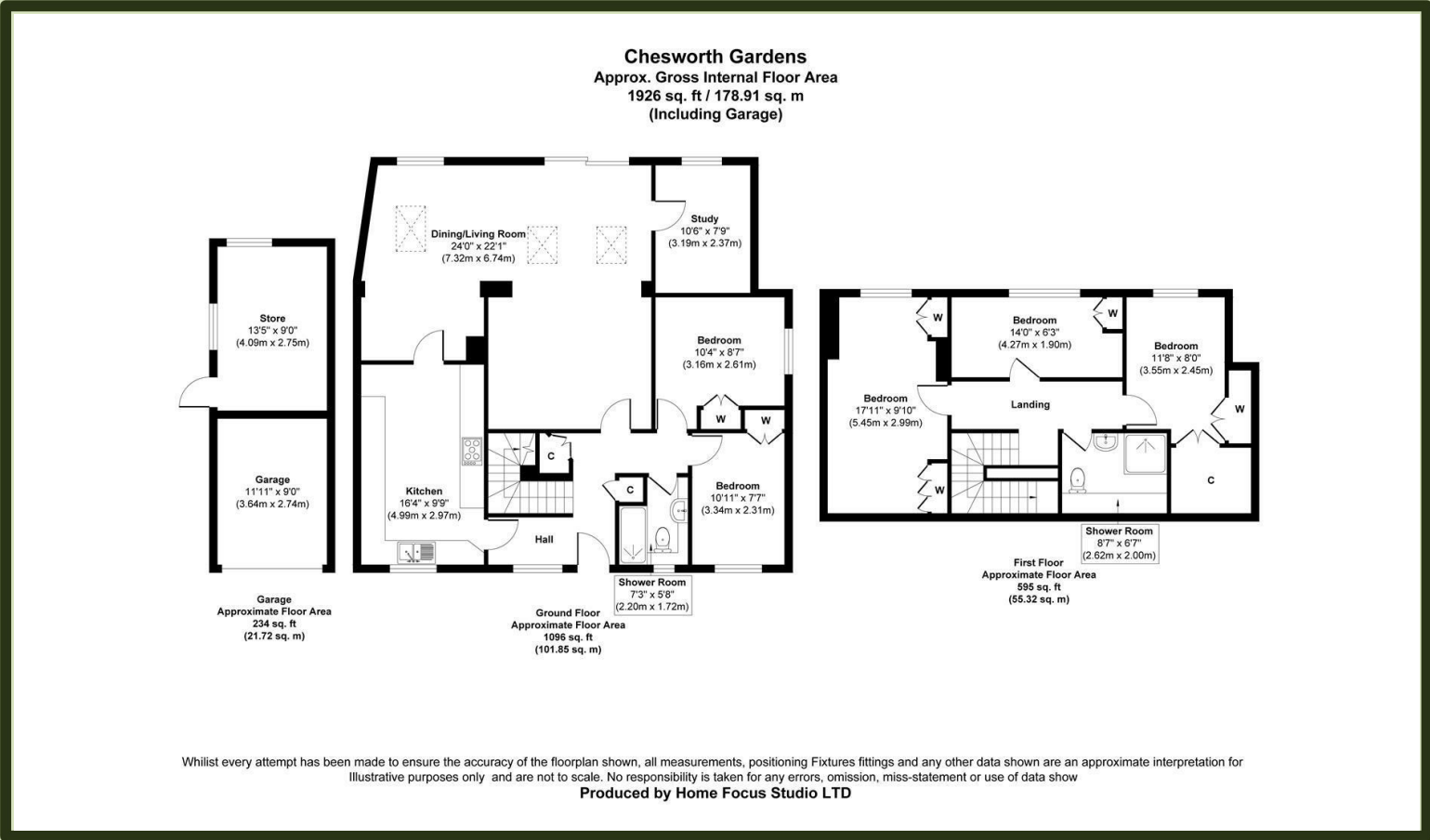
NO ONWARD CHAIN



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LOCATION: The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. A stone's throw away is East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: just a short walk away is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; nearby is The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Despite the central location, it is just a short walk from Chesworth Farm offering idyllic countryside walks over Denne Hill and there are some beautiful cycle rides in the immediate countryside and the nearby St. Leonard's Forest. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station is a few minutes stroll away, with ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham town centre turn right at the traffic lights into Park Way, then right at the next set of traffic lights into East Street. At the mini roundabout turn left into Denne Road and take the third turning on the left into Chesworth Lane. Chesworth Gardens is then the second turning on the left.

COUNCIL TAX: Band E.

EPC Rating: C.

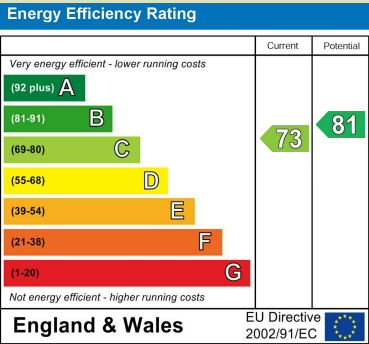
SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

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.

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MISREPRESENTATION ACT

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The mention of any appliances and/or services, does not imply they are in full and efficient working order.