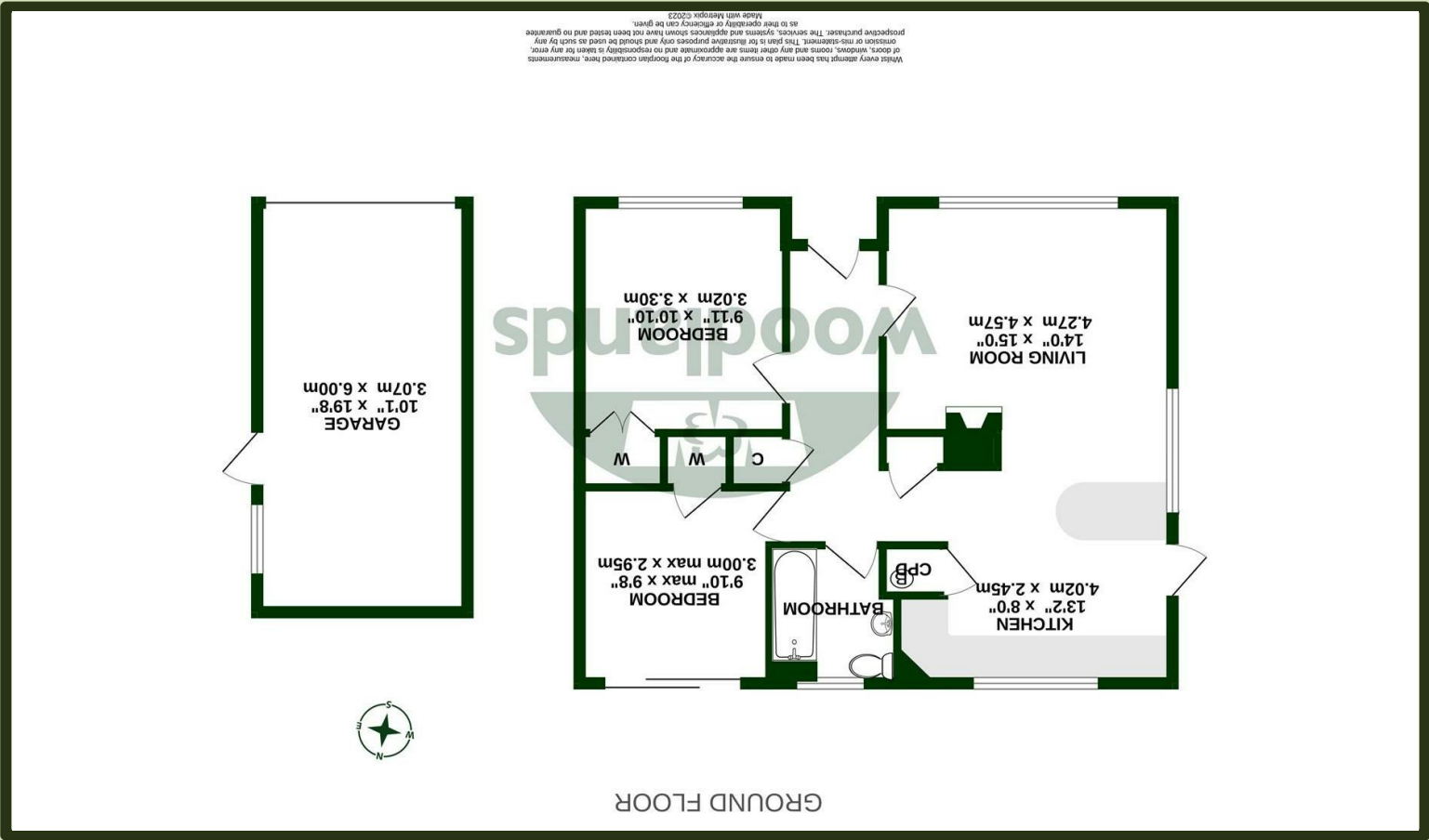




The Birches, 5 Forest Road, Horsham, West Sussex, RH12 4HJ



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LOCATION: The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Cartax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights and turn right into Forest Road. The property can be found on the left hand side.

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.

MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessors 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.





Brought to the market with no onward chain, and beautifully presented throughout, this attractive two double bedroom detached bungalow offers modern styling and open-plan design, with the ease of single-storey living.

The location is popular due to its easy transport links - being close to local bus routes, quick access to the M23 whilst also being just a short drive into the centre of Horsham- a historic, vibrant market town with a excellent range of independent shops, bars and restaurants, major high street retailers such as John Lewis and wonderful amenities and public green spaces. You can see why so many choose to settle in this location. We are also within easy walking distance to Leechpool woods offering delightful countryside walks.

Accessed by a large front garden, the property is set back from the road, offering a good degree of privacy and seclusion. There is driveway parking to the front, with the added benefit of an EV point for electric vehicle charging. A gate leads to further driveway space and a detached single garage to the rear of the property.

A covered entrance porch leads into a bright and spacious entrance hall, with a good range of fitted storage solutions leading into the main living space of the home. To the front is a living/dining space with full height feature windows and triple aspect flooding this room with natural light. To the rear is a fitted kitchen with breakfast bar, a good range of contemporary base and wall units, integrated dish washer, fridge freezer, oven and hob.

The principal bedroom is a lovely size with double wardrobe and grey carpets continuing the modern theme, bedroom two is a smaller double but also features a large fitted cupboard and benefits from sliding patio doors leading out to an attractive decking area. A recently updated bathroom with tiled walls and flooring completes the internal accommodation.

The garden would make for an excellent space for outdoor entertaining in the summer months, mostly laid to lawn but with some mature borders.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

LIVING ROOM 14'0" x 15'0" (4.27m x 4.57m)

KITCHEN 13'02" x 8'0" (4.01m x 2.44m)

BEDROOM ONE 9'11" x 10'10" (3.02m x 3.30m)

BEDROOM TWO 9'10" x 9'08" (3.00m x 2.95m)

BATHROOM 5'11" x 6'03" (1.80m x 1.91m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

DETACHED GARAGE 10'01" x 19'08" (3.07m x 5.99m)

REAR GARDEN

BEAUTIFULLY PRESENTED

POPULAR LOCATION

NO ONWARD CHAIN



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