Thorn Way, Pease Pottage, West Sussex, RH11 9UD

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Offers In Excess Of £475,000

Nestled within the heart of Woodgate, Pease Pottage, this impressive three-bedroom “Petworth” style semi-detached home presents a wonderful opportunity to enjoy modern village living in one of West Sussex’s most thoughtfully designed new communities where modern home design meets traditional Sussex style and community ethos.

Woodgate has been carefully master-planned to create more than just housing - it’s a genuine neighbourhood. Attractive street scenes, landscaped green spaces and a cohesive architectural style give the development a strong identity, while amenities including a village store, coffee shop and its own primary school foster a real sense of belonging. For commuters, the location is ideal, offering swift access to London, Brighton and Gatwick Airport, while nearby Horsham (just over five miles away) provides an excellent mix of independent shops, restaurants and bars with a historic market-town setting alongside a strong choice of well-regarded schools in both the state and private sectors. The vibrant town of Crawley, only a couple of miles to the north, offers more extensive retail facilities and mainline rail links.

Enjoying a desirable southerly rear aspect, this particular home is bathed in natural light, creating a warm and uplifting atmosphere throughout the main living areas. To the front, driveway parking for two vehicles with an EV charging point leads to a single garage, offering additional parking or storage.

The covered entrance opens into a bright hallway with guest cloakroom. A bay-fronted kitchen/diner sits to the front of the property, fully fitted with integrated appliances and designed as a practical yet sociable space. To the rear, the spacious living room forms the heart of the home, with double doors opening directly onto the south-facing garden - seamlessly blending indoor and outdoor living.

Upstairs, three generous double bedrooms provide comfortable accommodation, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms. The rear garden has been landscaped for ease of maintenance, featuring a patio area, artificial lawn and a neatly positioned storage shed tucked discreetly behind the garage.

A superbly presented home within a carefully curated village setting - offering community spirit, convenience and contemporary comfort in equal measure.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'06" x 15'11" (1.07m x 4.85m)

CLOAKROOM 3'02" x 5'09" (0.97m x 1.75m)

KITCHEN/DINING ROOM 9'06" x 18'10" (2.90m x 5.74m)

LIVING ROOM 17'01" x 12'02" (5.21m x 3.71m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'02" x 12'04" (3.40m x 3.76m)

EN-SUITE SHOWER ROOM 6'02" x 5'09" (1.88m x 1.75m)

BEDROOM TWO 8'09" x 11'02" (2.67m x 3.40m)

BEDROOM THREE 8'0" x 11'02" (2.44m x 3.40m)

BATHROOM 5'02" x 6'08" (1.57m x 2.03m)

OUTSIDE

FRONT GARDEN

GARAGE IN A BLOCK OF TWO AT THE SIDE 10'02" x 20'0" (3.10m x 6.10m)

OFF ROAD PARKING FOR 2 CARS TO FRONT OF GARAGE

REAR GARDEN

ESTATE CHARGE: £460 PER ANNUM.

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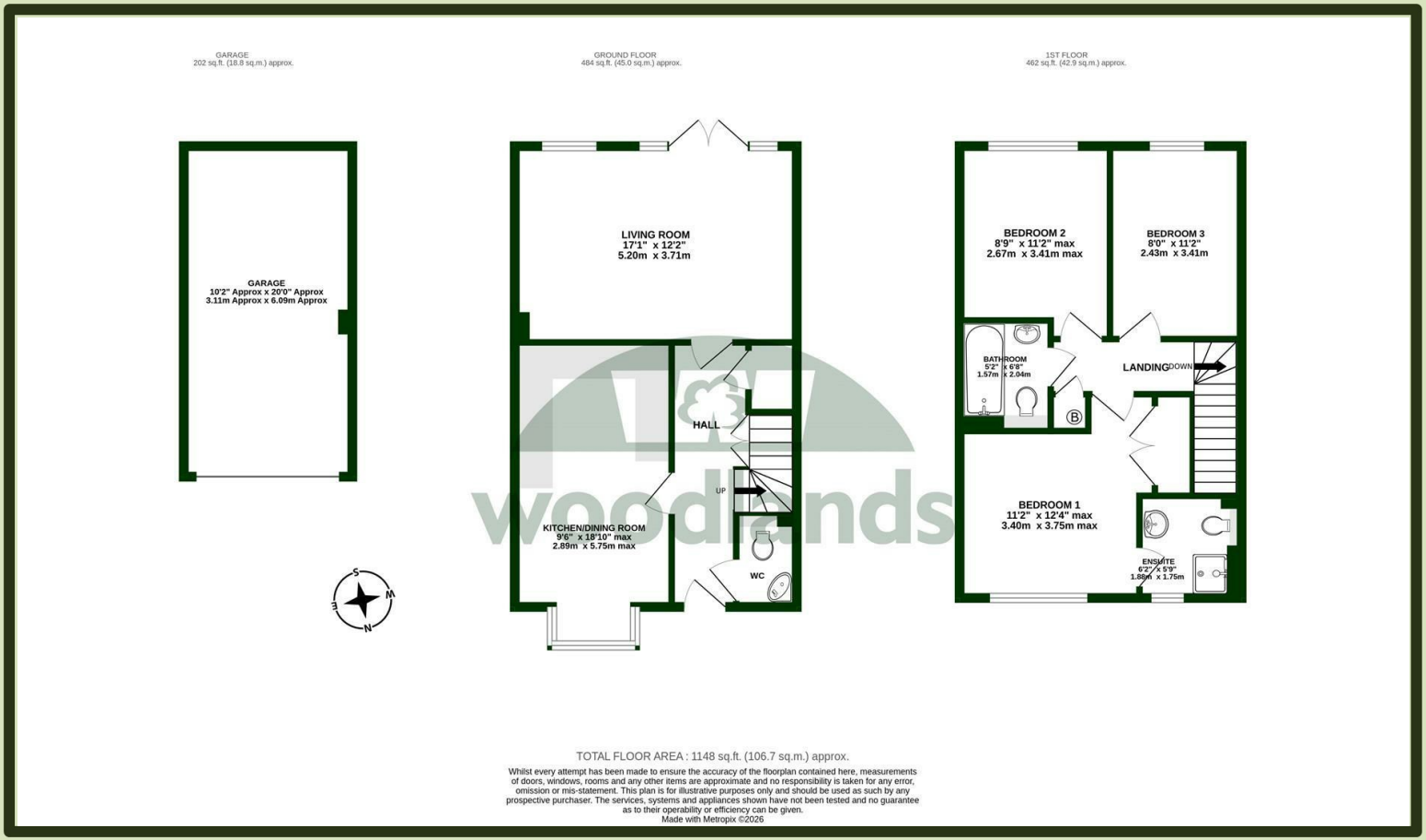


DIRECTIONS: From Horsham Town centre go straight ahead at the traffic lights into North Street and at the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road and at the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights, turn right into Forest Road and continue along this road, passing through Colgate, until you reach Pease Pottage. Continue past the Black Swan Public House on your left and proceed across the bridge over the M23. At the roundabout turn left. At the next roundabout take the third exit onto Bellevue Farm Road. Follow this road and take the second right into Grace Holland Avenue. Take the next right into Thorn Way and follow this round round to the left. The property will then be found on the right hand side.

COUNCIL TAX: Band D (Mid Sussex)

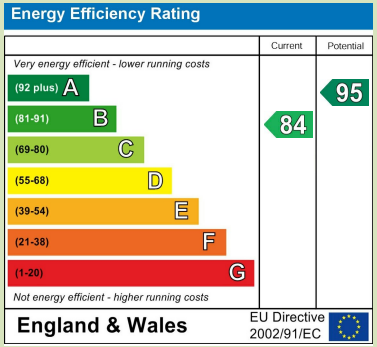
EPC Rating: B

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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