Kempshott Road, Horsham, West Sussex, RH12 2EX

woodlands

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£450,000

Positioned in the highly desirable West-side of Horsham, this appealing semi-detached home enjoys a prime position within easy walking distance of the town centre, the Rec playing fields, and well-regarded local schools including Trafalgar Infant and Greenway Primary. Offered to the market for the first time in nearly five decades, the property has been a much-loved family home and, while already thoughtfully extended to include a substantial loft conversion, presents exciting scope as a renovation project and scope to further extend - particularly to the ground floor, where neighbouring homes have successfully expanded (subject to the necessary planning consents).

A dropped kerb provides convenient off-road parking to the front, while a covered porch welcomes you into an entrance hall complete with useful understairs storage. The main reception space is both spacious and inviting, arranged as a dual-aspect lounge/dining room featuring high ceilings, a charming bay window, and a gas fireplace that creates a warm and cosy atmosphere - ideal for relaxing evenings.

To the rear, the kitchen has been modestly extended in the past, yet the true appeal lies in the outstanding potential to reimagine and enlarge this area. There is ample opportunity to create a more expansive open-plan kitchen, add a utility space, or even design a family-focused living hub, all while retaining a generously sized rear garden. The garden itself enjoys a favourable southerly aspect, ensuring it remains a key feature of the home and a wonderful space for outdoor living.

Upstairs, the first floor offers two well-proportioned double bedrooms alongside a spacious family bathroom. What was once a third bedroom has been cleverly adapted to accommodate the staircase leading to the loft conversion, where you'll find an impressive principal bedroom complete with its own en-suite shower room.

Altogether, this property represents a rare chance to acquire a home with both character and potential, allowing the next owner to tailor and transform the space to suit their own tastes, all within one of Horsham's most sought-after residential locations.

Please note: It will be the buyers responsibility to clear the property and garden of any items left by the current occupants and this should be taken into consideration when offering on the property.

Due to the low energy rating, this property is not suitable to purchase on a buy-to-let basis.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL 5'05" x 13'08" (1.65m x 4.17m)

OPEN PLAN LIVING/DINING ROOM

LIVING ROOM 12'11" x 11'09" (3.94m x 3.58m)

DINING ROOM 10'06" x 11'09" (3.20m x 3.58m)

KITCHEN 7'09" x 13'0" (2.36m x 3.96m)

FIRST FLOOR

LANDING

BEDROOM TWO 12'11" x 10'0" (3.94m x 3.05m)

BEDROOM THREE 9'0" x 11'09" (2.74m x 3.58m)

FAMILY BATHROOM 7'11" x 8'05" (2.41m x 2.57m)

SECOND FLOOR

BEDROOM ONE 14'06" x 16'09" (4.42m x 5.11m)

EN-SUITE SHOWER ROOM 4'01" x 8'05" (1.24m x 2.57m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT

REAR GARDEN

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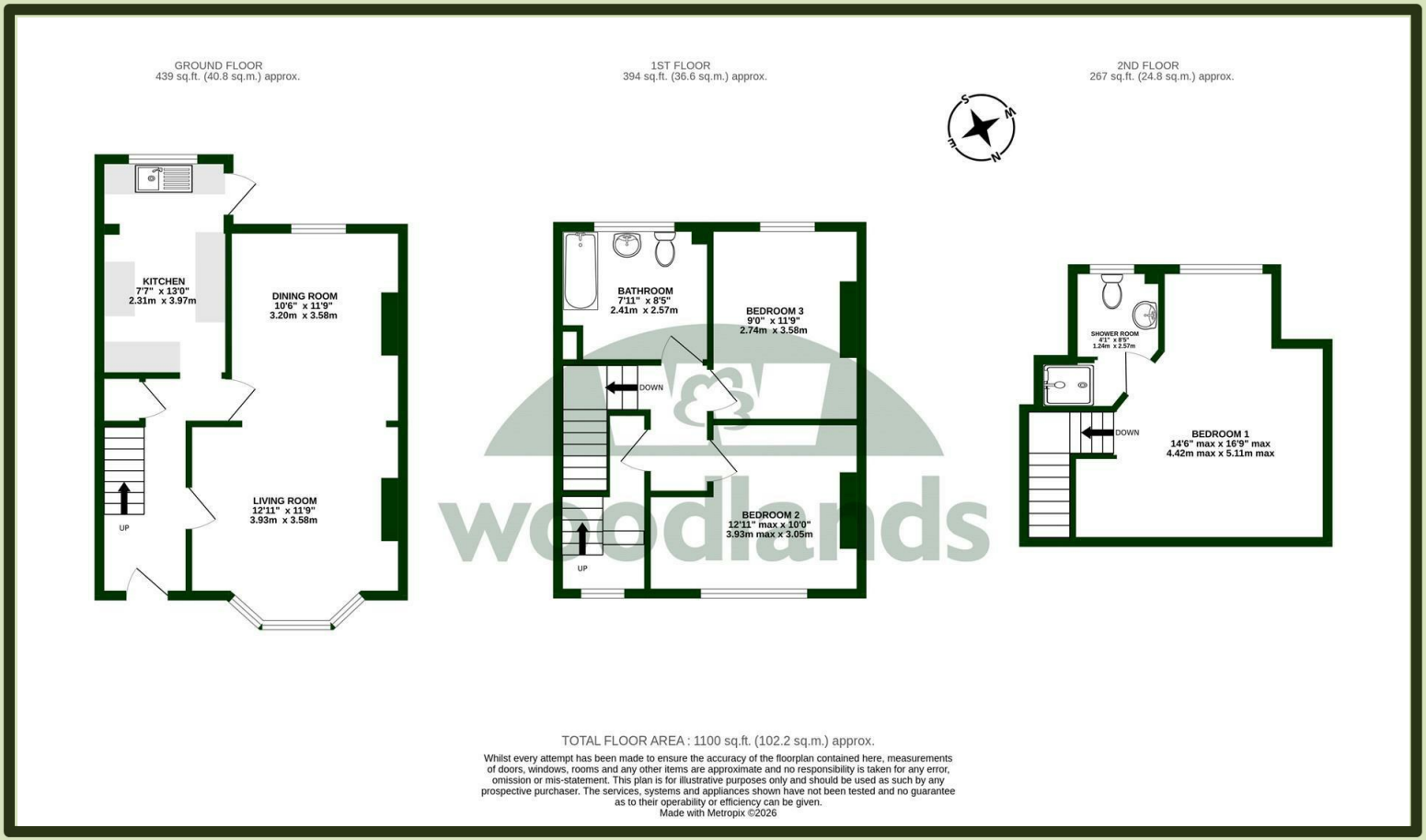


LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 15-20 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and turn right at the lights into Springfield Road. Continue into North Parade with Horsham Park on your right hand side. Continue straight ahead at the traffic lights at the junction with Hurst Road and go straight ahead at the second set. Continue past White Hart Court and Fishers Court on your left hand side. Take the next left by the green to the front of the Dog and Bacon Pub and then left again into Trafalgar Road. Take the second turning on the right into Kempshott Road.

COUNCIL TAX: Band D.

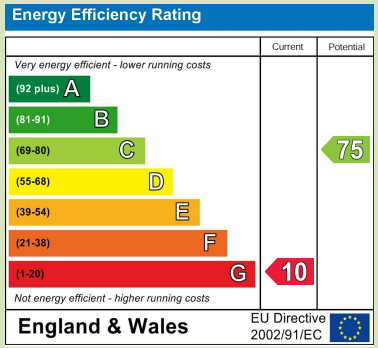
EPC Rating: G.

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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