Swindon Road, Horsham, West Sussex, RH12 2HF

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£450,000

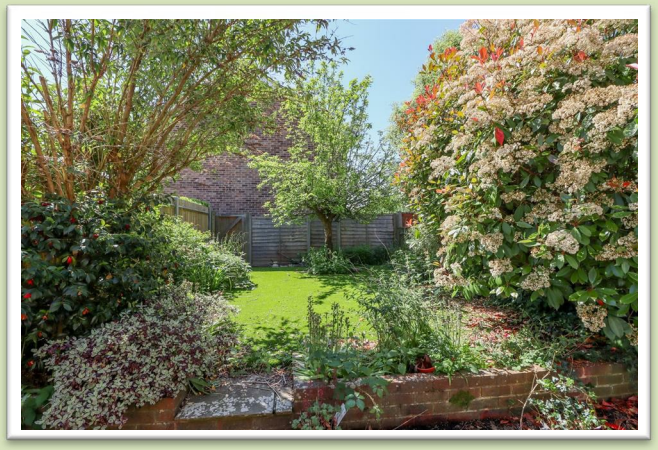
Situated on the ever-popular west side of Horsham, this attractive terraced property offers a fantastic opportunity for buyers seeking a home within easy reach of the town centre, the Rec playing fields, and highly regarded local schools including Trafalgar Infant and Greenway Primary.

Available with no onward chain, the property combines generous living space with excellent potential for modernisation, allowing new owners to create a home tailored to their own style and requirements. With the added advantages of driveway parking and an integral garage, practicality is perfectly balanced with location and lifestyle.

A private driveway leads to an enclosed UPVC entrance porch, opening into a bright and spacious open-plan sitting and dining area. Benefitting from a dual aspect, this welcoming space enjoys plenty of natural light and flows seamlessly into a charming garden room overlooking the rear garden. Currently arranged as a dining area, this versatile room can be enjoyed all year round and adapted to suit a variety of uses.

Accessed via a glazed sliding door, the kitchen is fitted with a range of wall and base units and offers excellent scope for updating and redesigning to suit modern living. To the rear, the low-maintenance garden has been thoughtfully arranged with artificial lawn and a patio seating area, creating an ideal setting for outdoor entertaining and al fresco dining.

Upstairs, turned stairs rise to the first-floor landing where there are three well-proportioned double bedrooms. The family bathroom is generously sized and fitted with a full-size bath and heated towel rail, completing the accommodation.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH

LIVING/DINING ROOM 10'11" x 22'02" (3.33m x 6.76m)

GARDEN ROOM 10'03" x 7'10" (3.12m x 2.39m)

KITCHEN 9'06" x 8'10" (2.90m x 2.69m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'07" x 12'09" (2.92m x 3.89m)

BEDROOM TWO 9'08" x 9'0" (2.95m x 2.74m)

BEDROOM THREE 9'01" x 9'09" (2.77m x 2.97m)

FAMILY BATHROOM 9'01" x 6'01" (2.77m x 1.85m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 7'09" x 15'08" (2.36m x 4.78m)

REAR GARDEN

NO ONWARD CHAIN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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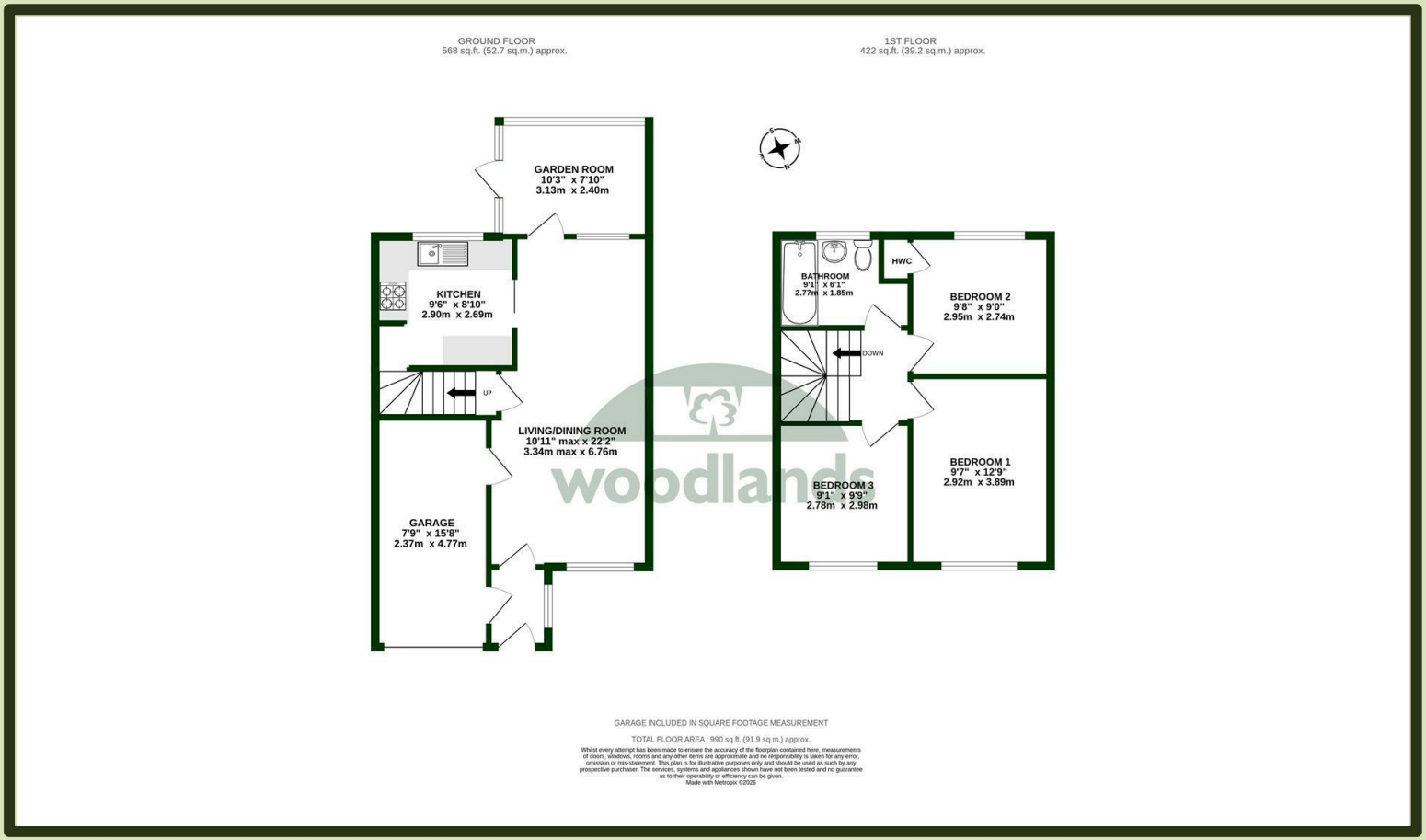

LOCATION: Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. 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 there is Piries 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 follow the Albion Way over the roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. Continue along and take the second turning on the right into Merryfield Drive. Continue past the shops on the left and the duck pond on your right. Then take the fourth turning on the right into Swindon Road. The property can be found on the right hand side.

COUNCIL TAX: Band D.

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.

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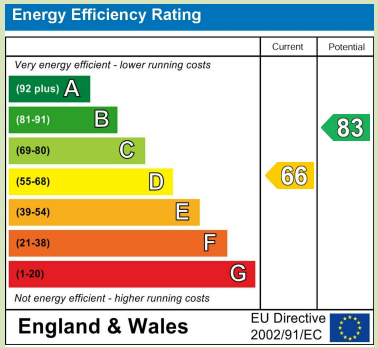

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