



Little Comptons, Horsham, West Sussex, RH13 5UW





Set on a generous corner plot in a quiet and highly sought-after cul-de-sac in Horsham, this spacious detached bungalow was built by Rydon Homes in 1993 and features their popular 'Chelwood' design, offering well-balanced accommodation, versatile living spaces, and excellent potential for further enhancement.

The property enjoys a peaceful position with great kerb appeal and is ideally suited to a range of buyers, including families, downsizers, or those looking for single level living with room to grow.

Upon entering, you are greeted by a large entrance hall with ample built-in storage, setting the tone for the generous proportions found throughout the home. The well-appointed kitchen/breakfast room offers plenty of space for informal dining, while the open plan living and dining area is bright and welcoming, featuring patio doors that open directly onto the secluded rear garden, creating a seamless connection between indoors and out.

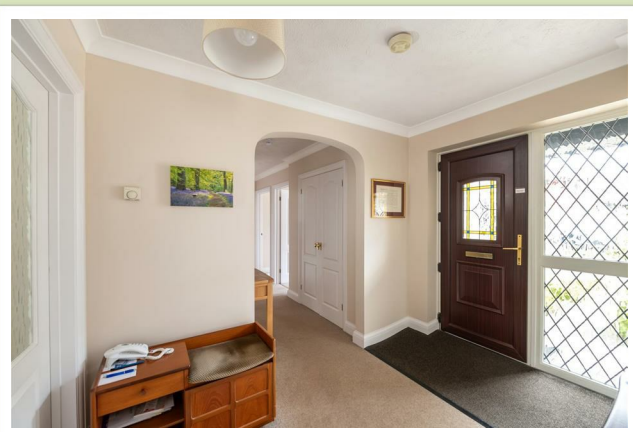
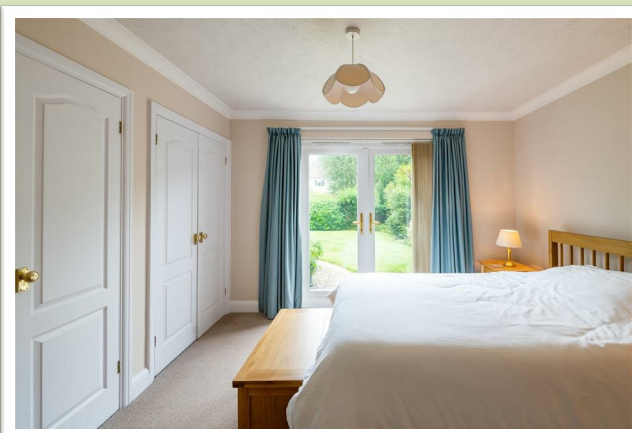
There are four well-proportioned bedrooms, including a spacious main bedroom with built-in wardrobes and a modern en-suite shower room. Bedroom four is currently used as a study, demonstrating the flexibility of the accommodation, ideal for those working from home or in need of a hobby room or guest space.

Above, a large loft space is partly boarded and provides excellent storage or potential for conversion, subject to the usual planning consents, as seen in neighbouring properties, offering an exciting opportunity to expand the living space if desired.



The rear garden is a real delight being thoughtfully landscaped to offer privacy with mature planting and multiple seating areas. To the front, there is ample off-street parking for multiple vehicles, a double garage with additional storage, and solar panels installed on the garage roof, providing improved energy efficiency and helping to reduce running costs.

Bungalows of this size and in such a desirable setting are rarely available. With its flexible layout, scope to extend, and generous corner plot, this is a must-see home for buyers seeking comfort, space, and future potential in a prime Horsham location.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

RECESSED PORCH

FRONT DOOR TO:

ENTRANCE HALL

LOUNGE 21'06" x 13'03" (6.55m x 4.04m)

DINING ROOM 11'04" x 11'01" (3.45m x 3.38m)

KITCHEN/BREAKFAST ROOM 18'02" x 12'09" (5.54m x 3.89m)

UTILITY ROOM 8'02" x 5'02" (2.49m x 1.57m)

CLOAKROOM

BEDROOM 13'06" x 12'10" (4.11m x 3.91m)

EN-SUITE SHOWER ROOM

BEDROOM 12'0" x 10'08" (3.66m x 3.25m)

BEDROOM 10'08" x 8'05" (3.25m x 2.57m)

STUDY/BEDROOM 7'09" x 8'07" (2.36m x 2.62m)

BATHROOM

FRONT GARDEN

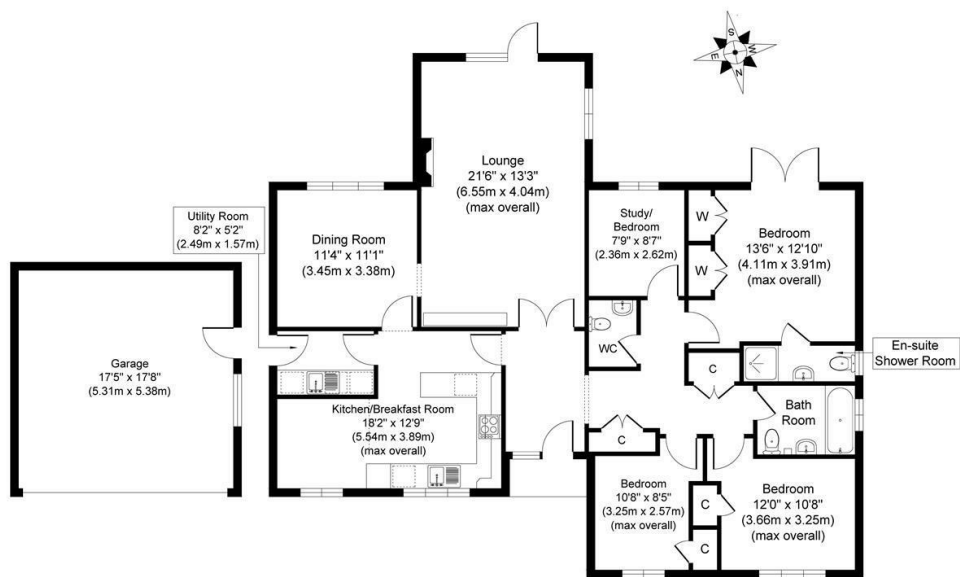
AMPLE OFF ROAD DRIVEWAY PARKING

DOUBLE GARAGE 17'05" x 17'08" (5.31m x 5.38m)

REAR GARDEN



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Garage
Approximate Floor Area
308 sq. ft
(28.61 sq. m)

Approximate Floor Area
1,386 sq. ft
(128.76 sq. m)

Little Comptons, RH13
Approx. Gross Internal Floor Area 1,386 sq. ft / 128.76 sq. m
Garage Internal Floor Area 308 sq. ft / 28.61 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION: The property is located in a popular position on the east side of Horsham, offering great access into the town centre. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and 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 leisure centre at Slinfold Park. The local schools of Heron Way, Bohunt, Millais and Forest fall within the catchment area.

DIRECTIONS: From Horsham town centre go straight ahead at the traffic lights into North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the fourth exit into Comptons Lane. Continue along this road going straight ahead at the first mini roundabout. At the next small roundabout turn right into a continuation of Comptons Lane. Little Comptons can then be found on the right hand side.

COUNCIL TAX: Band G.

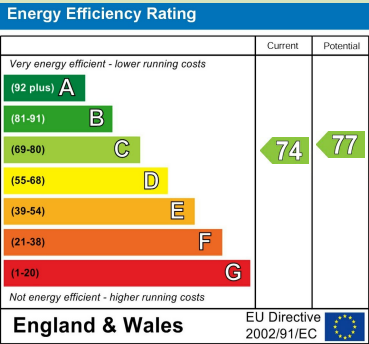
EPC Rating: C.

SCHOOL CATCHMENT AREA: The bungalow is conveniently located near local secondary and infant schools. 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.

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