



Fay Road, Horsham, West Sussex, RH12 2LG



Tucked away within one of Horsham's most desirable and rarely available cul-de-sacs, this charming two-bedroom detached bungalow presents a wonderful opportunity for buyers seeking peace, convenience, and potential. Properties in this quiet enclave of well-kept homes seldom become available, making this a particularly special offering. The location is superb - within easy reach of Horsham Park, the mainline station, and the vibrant town centre - yet enjoying a tranquil and leafy setting. This much-loved home, owned by the same family for many years, is now being offered to the market with no onward chain, providing a seamless move for its new owners.

The accommodation is arranged across a single level, with a welcoming hallway giving access to most rooms. To the front, a generous living room enjoys a sunny south-east aspect with a large window filling the room with natural light, while a separate dining area with French doors flows through to a full-width conservatory, creating a versatile and light-filled space ideal for entertaining or relaxing. The conservatory also links to a useful guest WC and is partly fitted as a utility space with room for appliances. The kitchen offers plenty of storage and workspace, and both bedrooms are comfortable doubles, each with built-in wardrobes. The family shower room has been adapted with a spacious double tray enclosure.

Well maintained but ready for updating, the property offers scope for buyers to modernise to their own taste, with further potential to modernise, extend or even convert the loft space, as many neighbouring homes have done, to create a larger family residence. Outside, the front driveway provides parking for two cars with the option to increase capacity if required, alongside an attached single garage for added practicality.

The rear garden is a real highlight - beautifully mature and exceptionally private. A large patio offers an ideal spot for summer gatherings, leading onto an expansive lawn surrounded by established trees and planting that create a secluded and tranquil retreat.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 10'01" x 12'0" (3.07m x 3.66m)

LIVING ROOM 17'04" x 12'01" (5.28m x 3.68m)

DINING ROOM 10'10" x 9'10" (3.30m x 3.00m)

KITCHEN 12'0" x 9'10" (3.66m x 3.00m)

CONSERVATORY 33'0" x 6'0" (10.06m x 1.83m)

BEDROOM ONE 12'0" into wrdbs x 13'05" (3.66m into wrdbs x 4.09m)

BEDROOM TWO 10'02" x 9'10" (3.10m x 3.00m)

SHOWER ROOM 5'06" x 8'07" (1.68m x 2.62m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

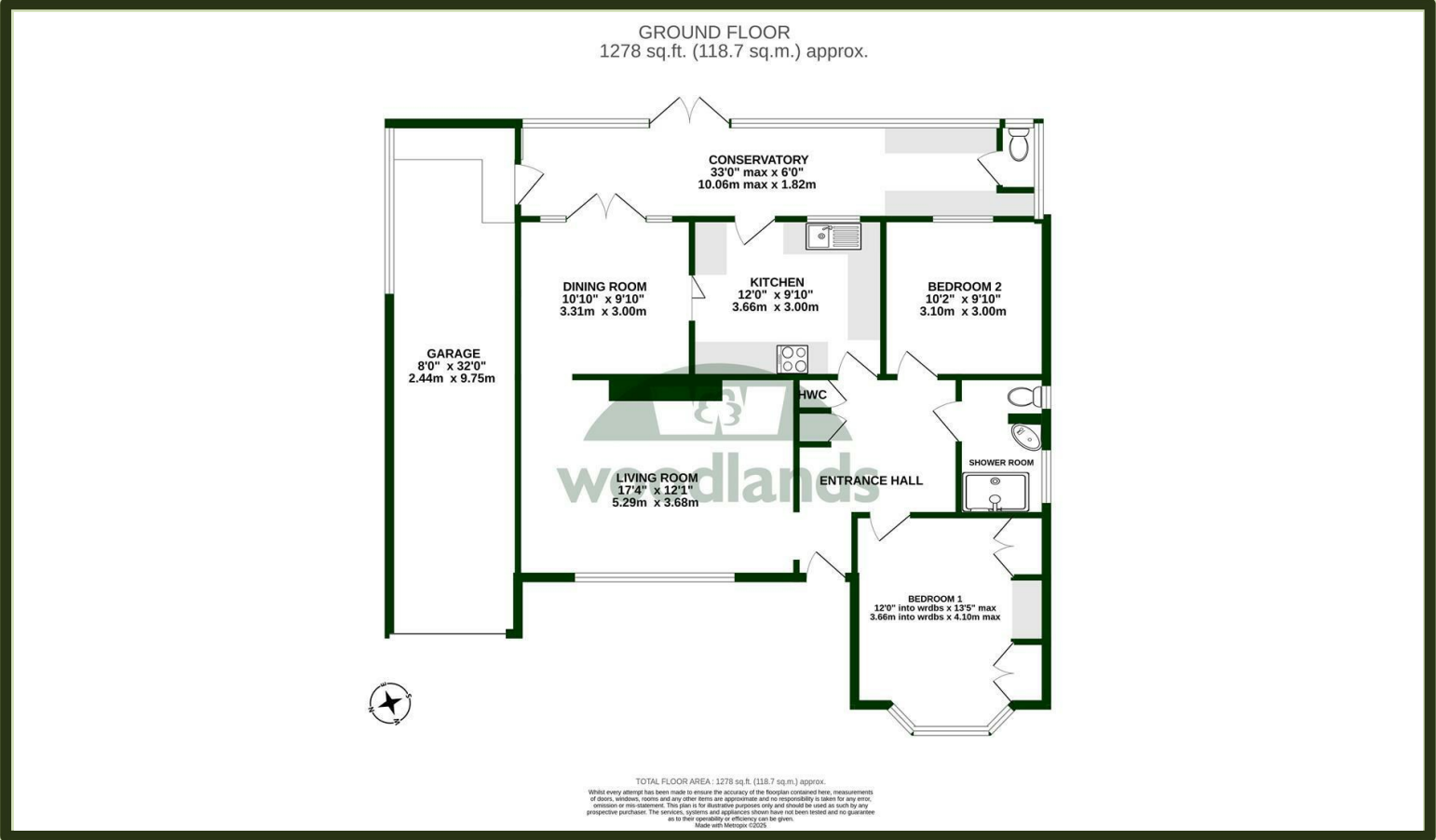
ATTACHED GARAGE 8'0" x 32'0" (2.44m x 9.75m)

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre and there is the redeveloped Piries Place with an Everyman Cinema and further restaurants. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Schools, Farlington Girls School, Pennthorpe and Cottesmore.

DIRECTIONS: From Horsham Town centre turn left at the traffic lights into Albion Way. Go straight ahead at the roundabout and then turn right at the traffic lights into Springfield Road. At the second set of traffic lights turn right into Wimblehurst Road and then first left into Ashleigh Road. Fay Road is then on the right hand side.

COUNCIL TAX: Band E.

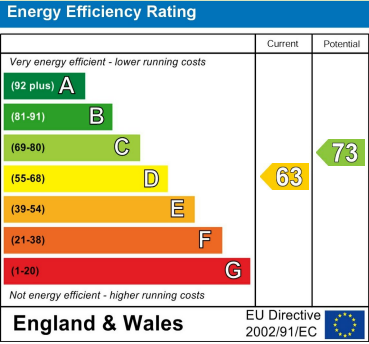
EPC Rating: D.

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 lessees 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.