



Greenway, Horsham, West Sussex, RH12 2JT



woodlands



Set in one of Horsham's most sought-after residential roads, this generous three-bedroom semi-detached home offers a wonderful blend of immediate comfort and exciting potential. With flexible living spaces ready to enjoy from day one, plus scope to update and extend, it's an opportunity to create a truly special family home on a generous plot in an unbeatable location.

Just a short stroll from Horsham Park and The Rec playing fields, you'll have green space at your fingertips, perfect for morning walks, weekend picnics or a quick kickabout. Horsham town centre and the mainline station are both within easy walking distance, and with Greenway Junior School directly opposite and Trafalgar Infant School just around the corner, it's a superb choice for families.

Set well back from the road, the property features a large driveway with parking for several cars and a wide front lawn that offers further potential. Inside, the welcoming entrance hall, complete with a turned staircase and handy understairs storage, sets the tone for the home's inviting feel. A guest cloakroom adds everyday practicality, while the main living room provides a warm, dual-aspect space to relax or entertain, complete with a wood-burning stove and French doors leading into a bright conservatory overlooking the garden. The kitchen/breakfast room offers a relaxed setting for family meals, fitted with a good range of units and space for a large range cooker, and there's also a brick-built store room for extra convenience.

Upstairs, you'll find three well-proportioned bedrooms – two doubles, including a particularly spacious principal bedroom, and a large single – along with a stylish, well-presented family bathroom featuring updated tiling, a shower over the bath and a heated towel rail.

The south-facing rear garden is a standout feature, offering both privacy and space in abundance. Perfect for summer barbecues, al fresco dining or simply letting the kids run free, it's an outdoor haven that truly completes the home.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

#### ENTRANCE HALL

LIVING ROOM 18'01" x 13'02" (5.51m x 4.01m)

CONSERVATORY 9'10" x 7'05" (3.00m x 2.26m)

KITCHEN/DINER 13'02" x 10'04" (4.01m x 3.15m)

CLOAKROOM 6'02" x 2'06" (1.88m x 0.76m)

#### FIRST FLOOR

#### LANDING

BEDROOM ONE 14'04" x 11'04" (4.37m x 3.45m)

BEDROOM TWO 12'01" x 11'03" (3.68m x 3.43m)

BEDROOM THREE 11'02" x 6'05" (3.40m x 1.96m)

FAMILY BATHROOM 7'07" x 6'05" (2.31m x 1.96m)

#### OUTSIDE

#### FRONT GARDEN

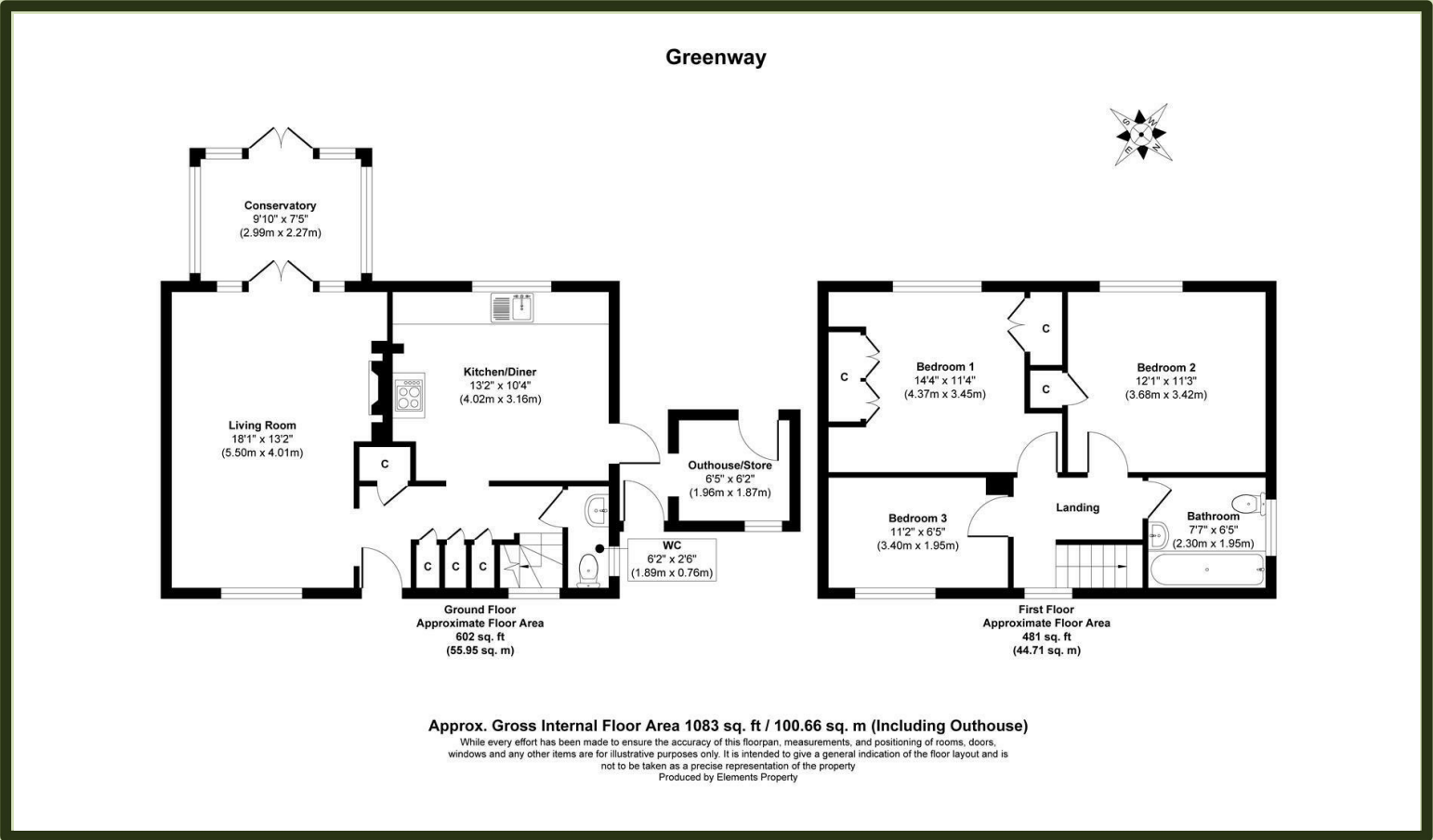
#### OFF ROAD DRIVEWAY PARKING

#### REAR GARDEN

OUTHOUSE/STORE 6'05" x 6'02" (1.96m x 1.88m)



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**LOCATION:** Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. 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. The property is also within close proximity to the local schools of Trafalgar Infants and Greenway Junior and within the catchment for Tanbridge House School.

**DIRECTIONS:** From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road and then take the second left into Greenway.

**COUNCIL TAX:** Band D.

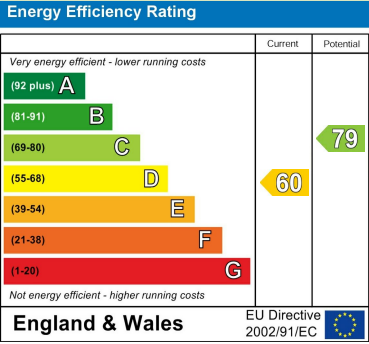
**EPC Rating:** D.

**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.**



**MISREPRESENTATION ACT**

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