




woodlands
01403 270270
for sale
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Cootes Avenue, Horsham, West Sussex, RH12 2AH



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A superb opportunity to purchase an attractive three bedroom detached bungalow, situated on a quiet residential road. The property is well presented but still offers the new owners scope to update, extend and enhance as required. Presented to the market with no onward chain, the location provides easy access of the town centre, local shops and bus routes. It is rare for detached bungalows to come to the market, with a majority of the bungalows in the area being semi-detached.

This versatile home can be transformed to suit the new owner's requirements and offers fantastic potential to further extend or adapt as neighbouring properties have done so, subject to relevant planning consents. The property is set back from the road with a generous front lawn and a private driveway leading down to a detached single garage with electric roller door and workshop.

The front door is to the side of the property and leads into a bright and spacious hallway with a double cupboard for coats and shoe storage, an airing cupboard and additional store cupboard. There is also a hatch to the large boarded loft with ladder.

The internal accommodation comprises a generous living room to the front with an attractive bay window. This room is finished in modern neutral tones. There is a generous double bedroom to the front benefitting from dual aspect windows and this room is currently used to good effect as a separate dining room. There are two more bedrooms- a large principal double bedroom with fitted cupboards and views over the rear garden, and a smaller 3rd bedroom that could accommodate a double bed. The kitchen is to the rear of the property, fitted with a good range of base and wall units, space for freestanding appliances and from here there is a door giving direct access to the rear garden. A bathroom with shower over the bath, and a separate cloakroom complete the internal accommodation.

The garden is another highlight of this property. A wonderful size, enjoying a particularly private aspect with mature borders a good area of lawn and a patio for outdoor entertaining.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

L SHAPED ENTRANCE HALL 11'09" x 13'09" (3.58m x 4.19m)

LIVING ROOM 12'04" x 16'04" (3.76m x 4.98m)

KITCHEN/BREAKFAST ROOM 11'08" x 8'08" (3.56m x 2.64m)

BEDROOM ONE 12'04" x 11'02" (3.76m x 3.40m)

BEDROOM TWO/DINING ROOM 11'08" x 12'0" (3.56m x 3.66m)

BEDROOM THREE 9'02" x 9'02" (2.79m x 2.79m)

BATHROOM 7'03" x 5'01" (2.21m x 1.55m)

SEPARATE W.C 5'04" x 2'04" (1.63m x 0.71m)

OUTSIDE

FRONT GARDEN

OFF ROAD DRIVEWAY PARKING

DETACHED GARAGE 9'10" x 15'0" (3.00m x 4.57m)

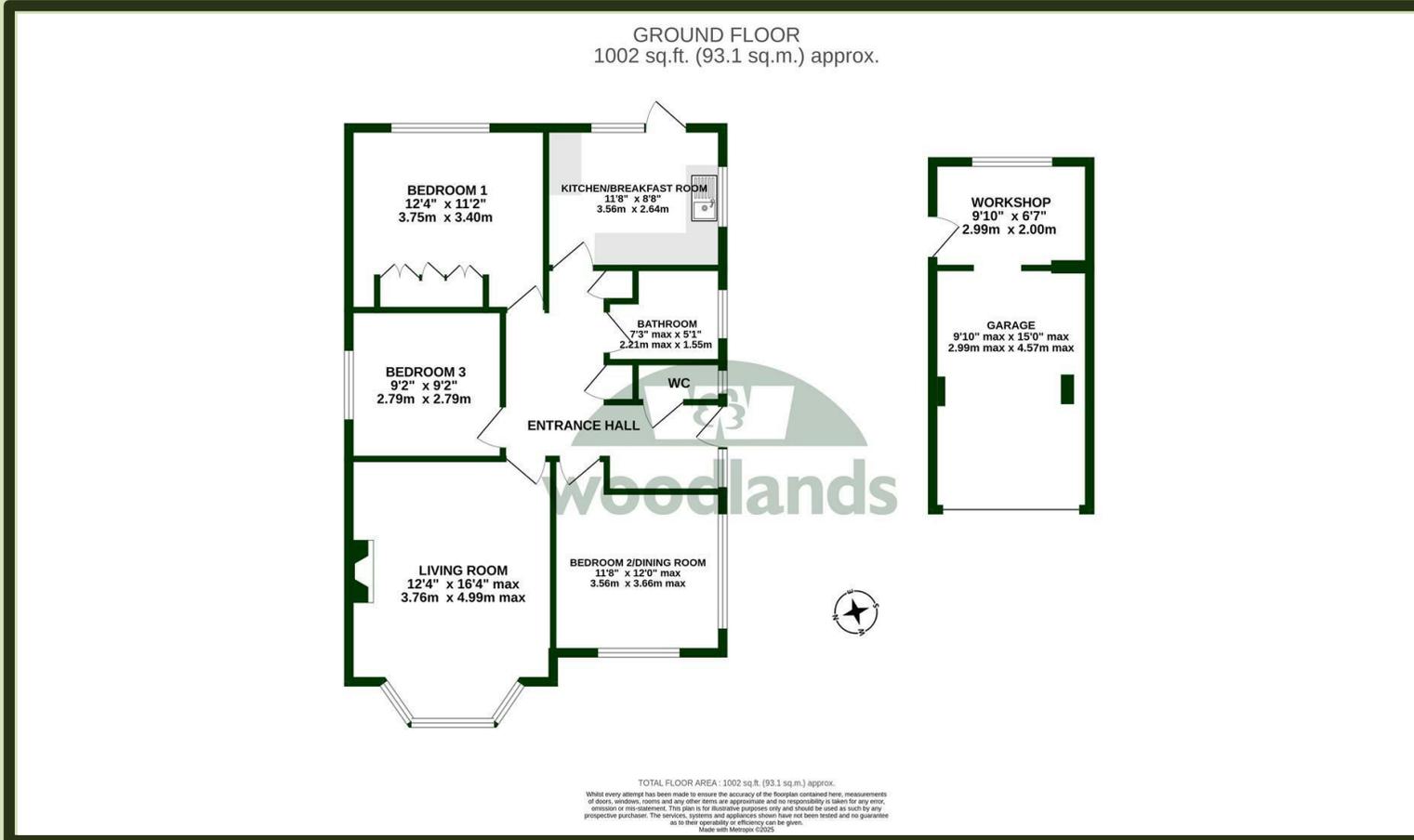
WORKSHOP 9'10" x 6'07" (3.00m x 2.01m)

REAR GARDEN

NO ONWARD CHAIN



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LOCATION: Located on the ever popular west side of Horsham this property offers great access for the town centre being within just a short walk. There are local shops nearby and it's also within close proximity to the local schools of Trafalgar Infants and Greenway Junior School and within the catchment for Tanbridge House School.

The Historic Market Town of Horsham provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

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. Cootes Avenue is then the first turning on the left.

COUNCIL TAX: Band E.

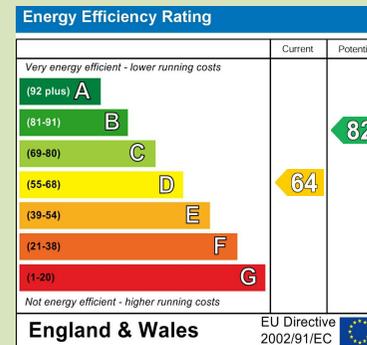
EPC Rating: D.

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.