Churchill Avenue, Horsham, West Sussex, RH12 2JR

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Offers In Excess Of £450,000

Nestled in a quiet cul-de-sac just moments from the popular Rec playing fields, this appealing three-bedroom semi-detached home presents an exciting opportunity for new owners to modernise, personalise, and extend - subject to the usual planning permissions. Offered to the market with no onward chain, this property enjoys an enviable position combining comfortable family living, privacy, and superb access to Horsham's wealth of amenities.

The location is truly exceptional: a short and pleasant stroll brings you to Horsham town centre, the mainline railway station, and a selection of well-regarded schools including Trafalgar Infant and Greenway Primary - making this an ideal choice for families. With generous outside space and excellent potential to adapt and expand, this is a home that can easily evolve as your needs do.

To the front, an attractive garden provides kerb appeal and the possibility of creating practical driveway parking (subject to consent). A shared side drive leads to a detached single garage, adding further convenience and storage.

Stepping inside, the front door opens to a bright and welcoming hallway. To one side, the spacious living room enjoys a large window flooding the space with natural light and is semi-open to the dining area beyond, which in turn features patio doors leading to the garden - perfect for entertaining or relaxing with family.

The kitchen, currently fitted with a good range of base and wall units, offers ample scope for modernisation and reconfiguration to suit your style. Upstairs, the home continues to impress with three well-proportioned bedrooms - two comfortable doubles and a generous single with built-in storage. A family bathroom and separate WC complete the first floor.

Outside, the rear garden is a standout feature: mainly laid to lawn with mature borders, it provides a wonderful private setting for outdoor living and play. Like many neighbouring properties, this home offers the potential for both a rear extension and loft conversion (subject to planning), giving the next owners the freedom to truly make it their own.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'05" x 10'0" (1.96m x 3.05m)

LIVING ROOM 13'06" x 13'0" (4.11m x 3.96m)

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

KITCHEN 8'10" x 11'02" (2.69m x 3.40m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'07" x 13'06" (4.14m x 4.11m)

BEDROOM TWO 11'09" x 11'03" (3.58m x 3.43m)

BEDROOM THREE 8'09" x 8'02" (2.67m x 2.49m)

FAMILY BATHROOM 5'06" x 5'08" (1.68m x 1.73m)

SEPARATE W.C 2'06" x 5'08" (0.76m x 1.73m)

OUTSIDE

FRONT GARDEN

SHARED DRIVEWAY

SINGLE DETACHED GARAGE 7'11" x 19'11" (2.41m x 6.07m)

REAR GARDEN

NO ONWARD CHAIN

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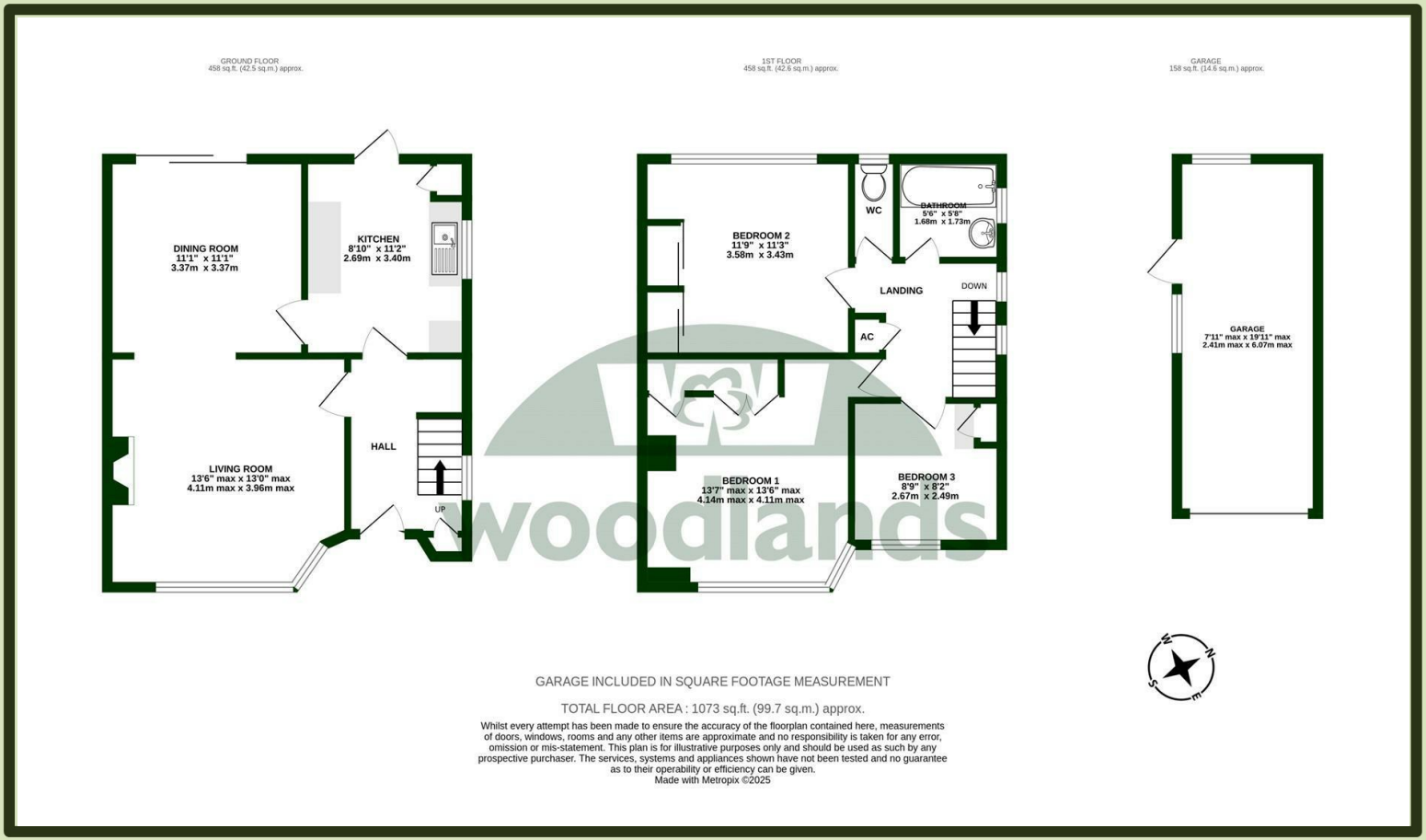


LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre being within a 10 minute walk. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. Horsham Park is a stone's throw away and Horsham Station is within easy access with 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 Country Club at Slinfold Park. The property is also a short distance from Trafalgar Infants School and Greenway Junior School and falls within the catchment area for Tanbridge House Secondary school.

DIRECTIONS: From Horsham town centre proceed in a Westerly direction along The Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the second left into Greenway, then first right into Churchill Avenue.

COUNCIL TAX: Band E.

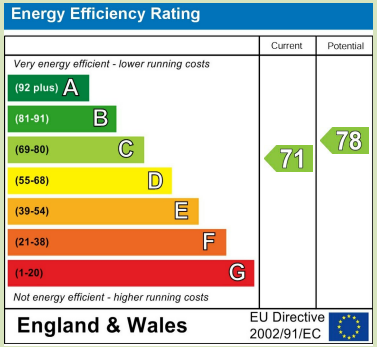
EPC Rating: C.

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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