



Oakhill Road, Horsham, West Sussex, RH13 5LH



woodlands



This beautifully presented and substantially extended three-bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Occupying a highly desirable position on the eastern side of Horsham, the property enjoys convenient access to the mainline station, A24 commuter route and a selection of well-regarded local schools.

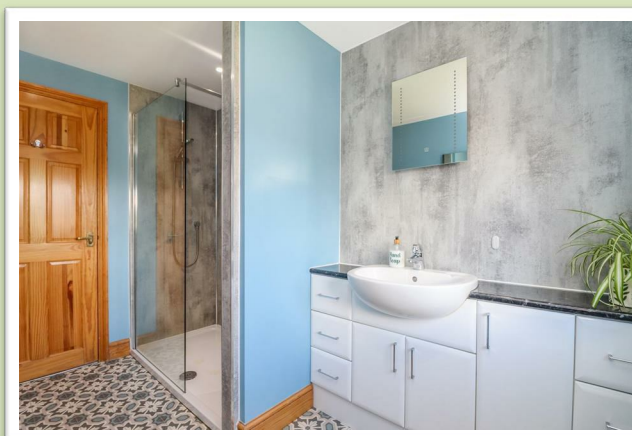
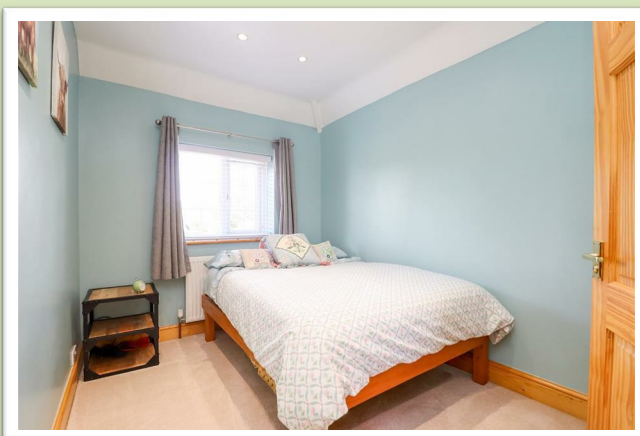
Having been significantly extended and modernised by the current owners, the ground floor features a welcoming sitting room with an attractive fireplace with wood-burning stove, creating a cosy focal point for the colder months, while glazed double doors lead through to a bright dining room overlooking the rear garden. The extended kitchen is fitted with a comprehensive range of units, integrated appliances and ample workspace, complemented by a generous utility room and a convenient ground floor shower room.

Upstairs, the impressive principal bedroom enjoys a dual aspect to the front and rear, providing a light and airy retreat. Two further bedrooms are served by a well-appointed family bathroom featuring a stylish walk-in shower, vanity unit and heated towel rail.

Outside, the property continues to impress with driveway parking to the front for two vehicles and a delightful rear garden designed for both relaxation and entertaining. A generous patio terrace provides the perfect space for outdoor dining, leading onto a level lawn with attractive raised beds. Further benefits include additional rear driveway parking and a substantial detached garage with power, lighting, loft storage and an electric up-and-over door, making it ideal as a workshop, hobby space or secure storage.

A fantastic family home in a sought-after Horsham location, offering generous living space, excellent practicality and superb access to the town's extensive amenities and direct rail links to London in under an hour.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE PORCH 5'7" x 3'3" (1.70m x 0.99m)

HALLWAY 2'11" x 9'0" (0.89m x 2.74m)

LIVING ROOM 11'11" x 16'6" (3.63m x 5.03m)

DINING ROOM 13'4" x 10'4" (4.06m x 3.15m)

KITCHEN 17'9" x 6'10" (5.41m x 2.08m)

UTILITY ROOM 8'5" x 5'5" (2.57m x 1.65m)

SHOWER ROOM 14'1" x 6'2" (4.29m x 1.88m)

STORE/CUPBOARD 7'10" x 5'8" (2.39m x 1.73m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'2" x 16'6" (2.79m x 5.03m)

BEDROOM TWO 7'9" x 10'6" (2.36m x 3.20m)

BEDROOM THREE 6'2" x 10'6" (1.88m x 3.20m)

SHOWER ROOM 5'9" x 10'3" (1.75m x 3.12m)

OUTSIDE

OFF ROAD PARKING TO THE FRONT

REAR GARDEN

DETACHED GARAGE AT THE REAR 13'3" x 18'6" (4.04m x 5.64m)

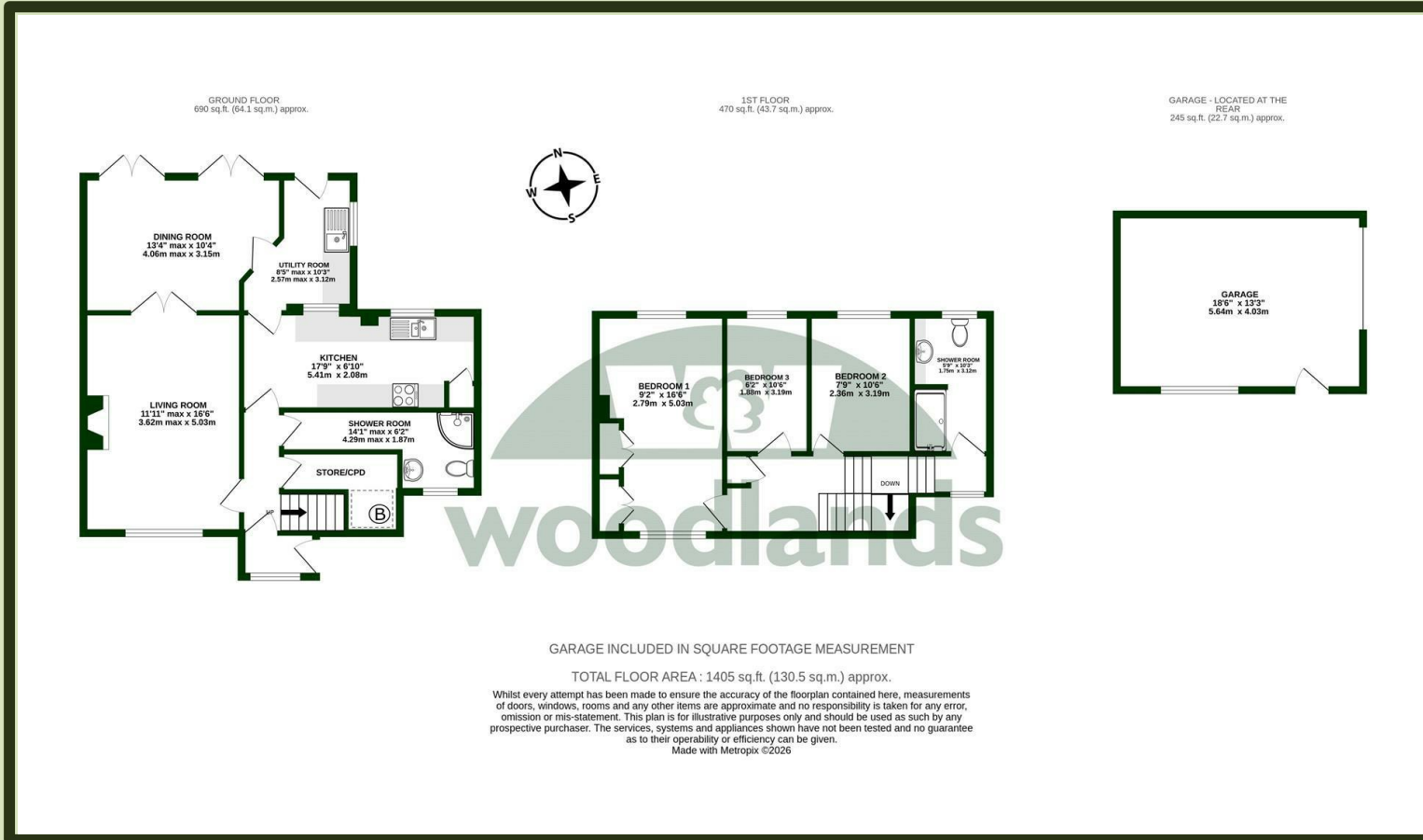
ADDITIONAL PARKING IN FRONT OF GARAGE



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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR

Tel: 01403 270270



LOCATION: Situated in a popular location on the East side of Horsham within walking distance of the Town Centre and Park and within the school catchment for Millais and Forest secondary schools. Horsham mainline station with direct commuter links to Gatwick and London is just a short walk away.

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.

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 double back on yourself and turn first left into Station Road. Follow the road round, passing the Bedford Public House. This road then leads into Oakhill Road.

COUNCIL TAX: Band C.

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.

