The Pines, Horsham, West Sussex, RH12 4UE

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Offers In Excess Of £325,000

Tucked away on the north-eastern side of Horsham, this beautifully presented two double bedroom home enjoys an enviable position for both commuters and families alike. Excellent road links are close at hand, with easy access to the A264, Junction 11 of the M23 and Gatwick Airport beyond. The property sits within the catchment of the highly regarded Leechpool Primary School, with its adjoining pre-school, and is approximately 1.5 miles from both Forest Boys and Millais Girls secondary schools. For those who enjoy the outdoors, the stunning Leechpool Woods are just a short stroll away, offering scenic walks, cycle routes and a large children's play area.

Internally, the home is bright, spacious and thoughtfully laid out with a modern, contemporary tone to the ground floor living accommodation. A practical entrance porch provides the perfect space to kick off shoes and store coats before leading through to the impressive living-dining room offering excellent flexibility for both living and dining furniture – an ideal space for relaxing or entertaining, filled with natural light thanks to the feature full-height window to the front, with open tread stairs leading to the first floor. The modern kitchen is positioned to the rear of the property and is beautifully appointed. With sleek light base and wall units with under-cabinet lighting, contrasting tiled flooring, integrated oven, gas hob and dishwasher, as well as space for freestanding fridge/freezer and washing machine. A part glazed door provides direct access out to the rear garden.

Upstairs, a handy airing cupboard on the landing adds to practicality, there are two well-proportioned double bedrooms that comfortably accommodate bedroom furniture, with the second bedroom benefitting from a cupboard over the stairs. The bathroom offers the new owners scope to enhance but provides a corner bathtub with shower attachment and a vanity sink unit.

The garden is another highlight, being a generous size, providing an area of lawn leading to a seating area- perfect for outdoor dining and entertaining. The property benefits from a garage in a block alongside on-street communal parking.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH

LIVING/DINING ROOM 12'0" x 19'03" (3.66m x 5.87m)

KITCHEN 12'0" x 8'01" (3.66m x 2.46m)

FIRST FLOOR

LANDING

BEDROOM ONE 12'0" x 10'07" (3.66m x 3.23m)

BEDROOM TWO 12'0" x 8'02" (3.66m x 2.49m)

BATHROOM 7'0" x 5'01" (2.13m x 1.55m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE IN A BLOCK

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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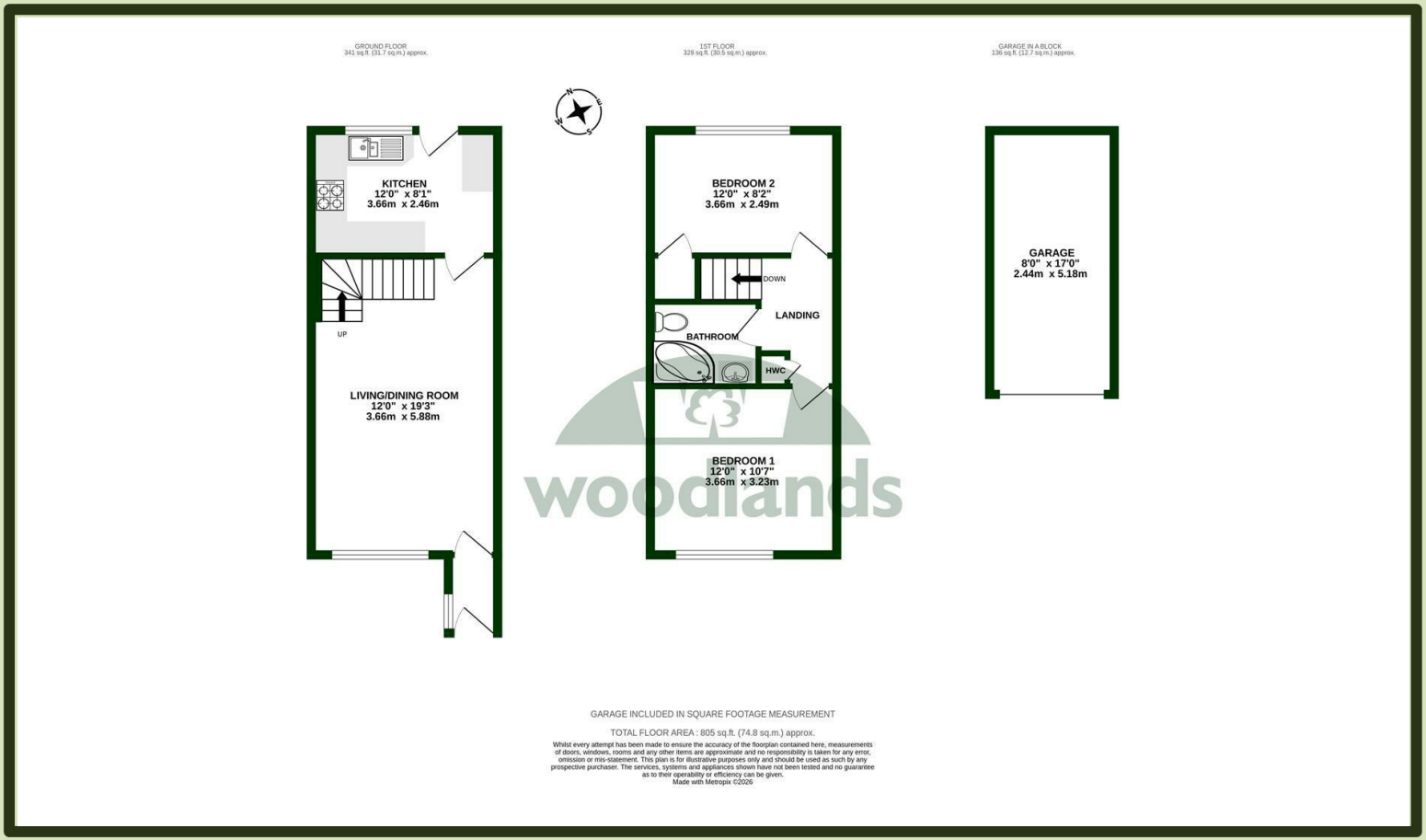


LOCATION: The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. East Street or 'Eat Street' as it is known locally, offers a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: There is Horsham Park with a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course with its pleasant river-side walk. Further afield, the stunning South Downs and coast are within easy reach by car or train. For those looking to commute by train, Horsham Station has ½ hourly fast trains to Gatwick (17 minutes) and London Victoria (52 minutes) plus a ½ hourly semi-fast to London Bridge and Peterborough, and an hourly service to Victoria via Dorking; by car, there is easy access to the M23 leading to the M25.

DIRECTIONS: From Horsham Town Centre go straight ahead at the traffic lights onto North Street. At the roundabout go straight across and proceed over the railway bridge. At the next roundabout take the third exit into Harwood Road. At the next roundabout take the third exit, following the signs to Crawley. Proceed to the traffic lights and turn right onto Forest Road. At the roundabout turn left into Beech Road where The Pines will be found second turning on the right.

COUNCIL TAX: Band C.

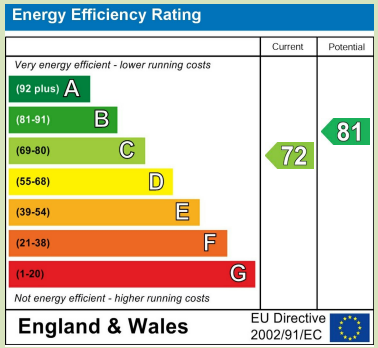
EPC Rating: C.

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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