



Comptons Lane, Horsham, West Sussex, RH13 6DA



woodlands



Set within one of Horsham's most sought-after residential locations, this immaculately presented three-bedroom detached home offers stylish, comfortable living with excellent access to local amenities, woodland walks and transport links. Horsham mainline station and the bustling town centre of this historic market town are both within easy reach, making the location as practical as it is desirable.

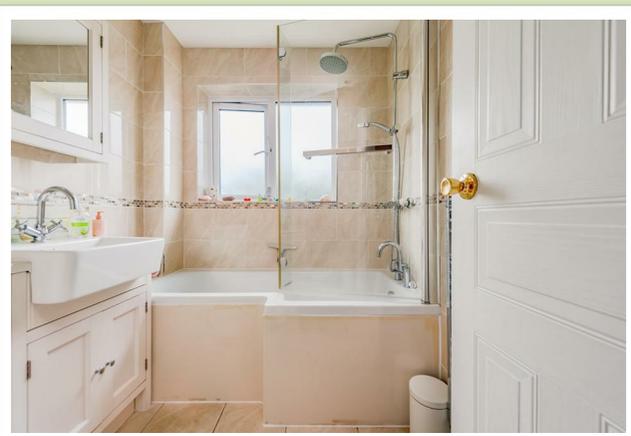
Approached via a pathway, the property welcomes you through an enclosed entrance porch, complete with a useful guest cloakroom. The main living room immediately impresses with its bright and airy feel, offering generous space for a variety of seating arrangements. Natural light floods the room, enhanced by a mature hedge to the front which provides a high level of privacy without compromising brightness. Elegant glazed double doors open seamlessly into the heart of the home - a superb kitchen/dining room.

Finished in a contemporary style, the kitchen features an extensive range of wall and base units complemented by sleek white man-made Quartz worktops. Integrated appliances sit alongside space for freestanding white goods, while engineered oak flooring adds warmth and quality. The dining area provides a welcoming space for everyday meals and entertaining, with double doors opening directly onto the rear garden.

Stairs rise from the living room to the first floor, where three well-proportioned bedrooms are found. Two comfortable double rooms benefit from fitted wardrobes, while the third bedroom works equally well as a study or single room. The accommodation is completed by a modern family bathroom, fitted with a shower over the bath, vanity sink unit, heated towel rail and fully tiled walls and flooring.

Outside, the beautifully landscaped rear garden is a true highlight. Designed with both relaxation and entertaining in mind, it features mature planted borders, a generous patio area providing a wonderful outdoor space ideal for alfresco dining and summer gatherings. A pathway leads to the single garage located to the rear along with an allocated parking space. There is also a practical lean-to shed adjoining the garage and a further lean-to shed attached to the house providing additional storage.

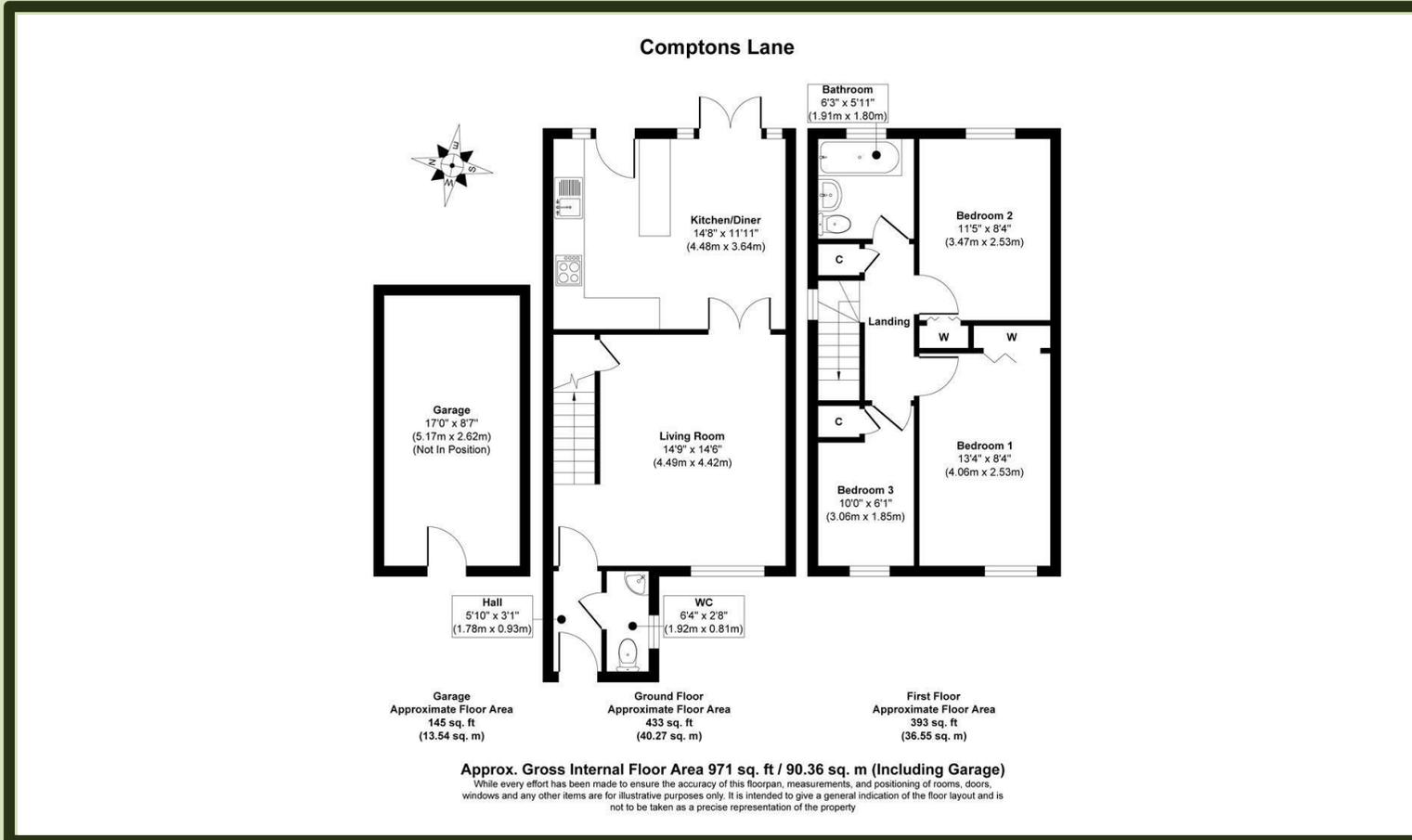




Accommodation with approximate room sizes:
Max measurements shown unless stated otherwise.
ENTRANCE HALL 5'10" x 3'01" (1.78m x 0.94m)
CLOAKROOM 6'04" x 2'08" (1.93m x 0.81m)
LIVING ROOM 14'09" x 14'06" (4.50m x 4.42m)
KITCHEN/DINER 14'08" x 11'11" (4.47m x 3.63m)
FIRST FLOOR
LANDING
BEDROOM ONE 13'04" x 8'04" (4.06m x 2.54m)
BEDROOM TWO 11'05" x 8'04" (3.48m x 2.54m)
BEDROOM THREE 10'0" x 6'01" (3.05m x 1.85m)
FAMILY BATHROOM 6'03" x 5'11" (1.91m x 1.80m)
OUTSIDE
FRONT GARDEN
REAR GARDEN
GARAGE AT THE REAR 17'0" x 8'07" (5.18m x 2.62m)
ADDITIONAL PARKING SPACE



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LOCATION: Situated in a popular area this attractive family home is in an ultra-convenient location walking distance of Horsham's thriving town centre with its varied selection and excellent range of restaurants and coffee shops, together with a host of independent and national retailers. The property is set within walking distance of Horsham mainline station with its direct service to London Victoria in less than one hour. The house is also set close to the popular schools of Millais and Forest secondary schools, making it the ideal location for a family home. The property offers excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281.

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 take the third exit into Harwood Road. At the next roundabout take the second exit into Comptons Lane. The property can be found on the right hand side.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		