Crawford Gardens, Horsham, West Sussex, RH13 5AZ

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£550,000

This immaculately presented four-bedroom town house offers versatile and generously proportioned accommodation arranged over three well-planned floors. Set within a sought-after and centrally positioned development, the property enjoys convenient access to excellent local schools, Horsham town centre, major transport connections and an abundance of nearby countryside walks.

To the front, driveway parking provides space for two vehicles and leads to an integral garage, which offers exciting potential for conversion into additional living space, subject to the usual planning consents. The front door leads into a bright and welcoming entrance hall with stairs leading to the first floor and direct access to the garage and a convenient ground floor cloakroom.

The rear of the ground floor is both flexible and practical. A well-proportioned bedroom with french doors to the garden currently serves as a home office, highlighting the adaptability of the layout, while a separate utility room sits alongside with access out to the rear garden - ideal for day-to-day living.

The first floor forms the true heart of the home. A bright and spacious living room occupies the front of the property, enhanced by large feature windows that flood the room with natural light and are complemented by modern décor throughout. To the rear, the kitchen/dining room is beautifully appointed with an attractive range of units, luxurious stone worktops and integrated appliances. There is ample space for a dining table, making it a perfect setting for both everyday meals and entertaining.

The top floor hosts three further well-sized bedrooms, all served by a family bathroom. Additional benefits include double glazing throughout and gas-fired central heating, with the boiler conveniently located in the utility room.

Outside, the garden has been presented with easy, low maintenance in mind. A large patio area creates the perfect space for outdoor entertaining and dining, whilst an area of artificial lawn provides a space that is useable and well-presented all year-round.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL

CLOAKROOM 2'09" x 2'09" (0.84m x 0.84m)

BEDROOM FOUR 9'0" x 8'10" (2.74m x 2.69m)

UTILITY ROOM 6'08" x 6'04" (2.03m x 1.93m)

FIRST FLOOR

LANDING

LIVING ROOM 19'06" x 15'09" (5.94m x 4.80m)

KITCHEN/DINER 15'11" x 10'11" (4.85m x 3.33m)

SECOND FLOOR

LANDING

BEDROOM ONE 14'04" x 9'04" (4.37m x 2.84m)

BEDROOM TWO 13'05" x 9'08" (4.09m x 2.95m)

BEDROOM THREE 8'04" x 7'05" (2.54m x 2.26m)

FAMILY BATHROOM 6'10" x 6'01" (2.08m x 1.85m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

INTEGRAL GARAGE 16'05" x 8'11" (5.00m x 2.72m)

REAR GARDEN

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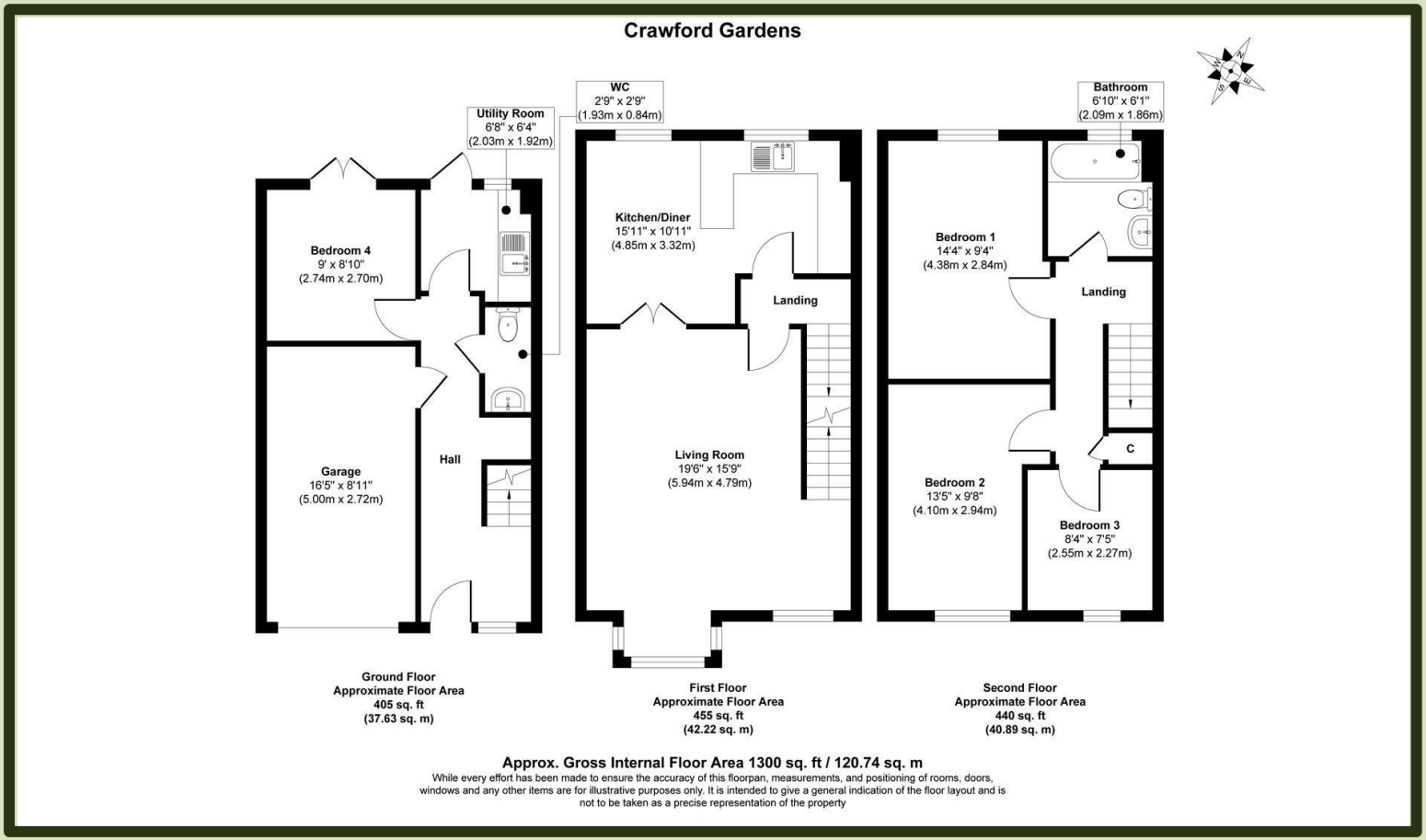

LOCATION: Positioned within a quiet cul-de-sac this property offers excellent access for the town centre and is within walking distance of both Horsham and Littlehaven stations with a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). Horsham Park is just a short stroll away which offers a variety of activities including the Pavillions Centre with swimming pools and gym. The historic town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities. There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park. The property also falls within the school catchment for both Forest and Millais Secondary schools as well as Kingslea Primary School.

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 second exit into Kings Road. Crawford Gardens is then the third turning on the left.

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.

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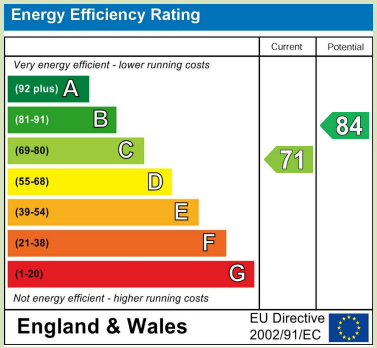
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



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