

Tower Close, Horsham, West Sussex, RH13 0AF

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Guide Price £525,000 - £550,000







A rarely available three-bedroom detached bungalow, superbly positioned in a peaceful cul-de-sac on the southern outskirts of Horsham, just over a mile from the town centre. Offering spacious, well-presented accommodation arranged entirely on one level, this appealing home combines the convenience of edge-of-town setting, with scenic countryside walks including Denne Hill and Tower Hill right on the doorstep.

From the moment you step inside, the property has a welcoming feel, whilst allowing the new owners scope to update and enhance the interior décor. With a generous entrance hall providing useful storage and access to the accommodation, the bright and inviting sitting room enjoys plenty of natural light and opens through to a separate dining area, creating a versatile space for both relaxing and entertaining. From here, the kitchen is well equipped with a good range of wall, base and drawer units, complemented by work surfaces and space for a range of freestanding appliances. A window overlooks the rear garden, while a side door provides convenient direct access outside.

There are three bedrooms, two of which are comfortable double rooms, with the principal bedroom benefiting from useful mirrored wardrobes. The third bedroom is particularly versatile and could work equally well as a generous single bedroom, home office or additional reception space, with French doors opening directly onto the rear patio. A family bathroom with separate W.C completes the accommodation.

Outside, the property continues to impress, with a small front garden and driveway providing excellent off-road parking and leading to a single garage. The rear garden is a good size and predominantly laid to lawn on a gentle slope, with an additional small patio area ensuring that the property provides generous outdoor seating throughout the day. The garden is complemented by mature flower and shrub borders, and side access gate connecting the garden with the front of the property.

The location is a real highlight. Tucked away from passing traffic yet within easy reach of Horsham town centre, the property offers an attractive combination of tranquillity, convenience and access to the surrounding Sussex countryside. Horsham itself provides an excellent choice of shops, cafés, restaurants and leisure facilities, together with direct rail connections towards London and Brighton. For those who enjoy getting outdoors, the nearby countryside and popular walks around Denne Hill and Tower Hill provide a wonderful extension to the doorstep.













Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

SITTING ROOM 17'10" x 11'05" (5.44m x 3.48m)

DINING ROOM 17'10" x 9'05" (5.44m x 2.87m)

KITCHEN 11'06" x 8'06" (3.51m x 2.59m)

BEDROOM ONE 10'11" x 11'11" (3.33m x 3.63m)

BEDROOM TWO 10'11" x 10'10" (3.33m x 3.30m)

BEDROOM THREE/STUDY 10'11" x 7'07" (3.33m x 2.31m)

BATHROOM 6'0" x 5'09" (1.83m x 1.75m)

SEPARATE W.C 6'0" x 2'10" (1.83m x 0.86m)

OUTSIDE

FRONT GARDEN

DRIVEWAY PROVIDING OFF ROAD PARKING

SINGLE ATTACHED GARAGE 8'11" x 15'07" (2.72m x 4.75m)

REAR GARDEN

NO ONWARD CHAIN

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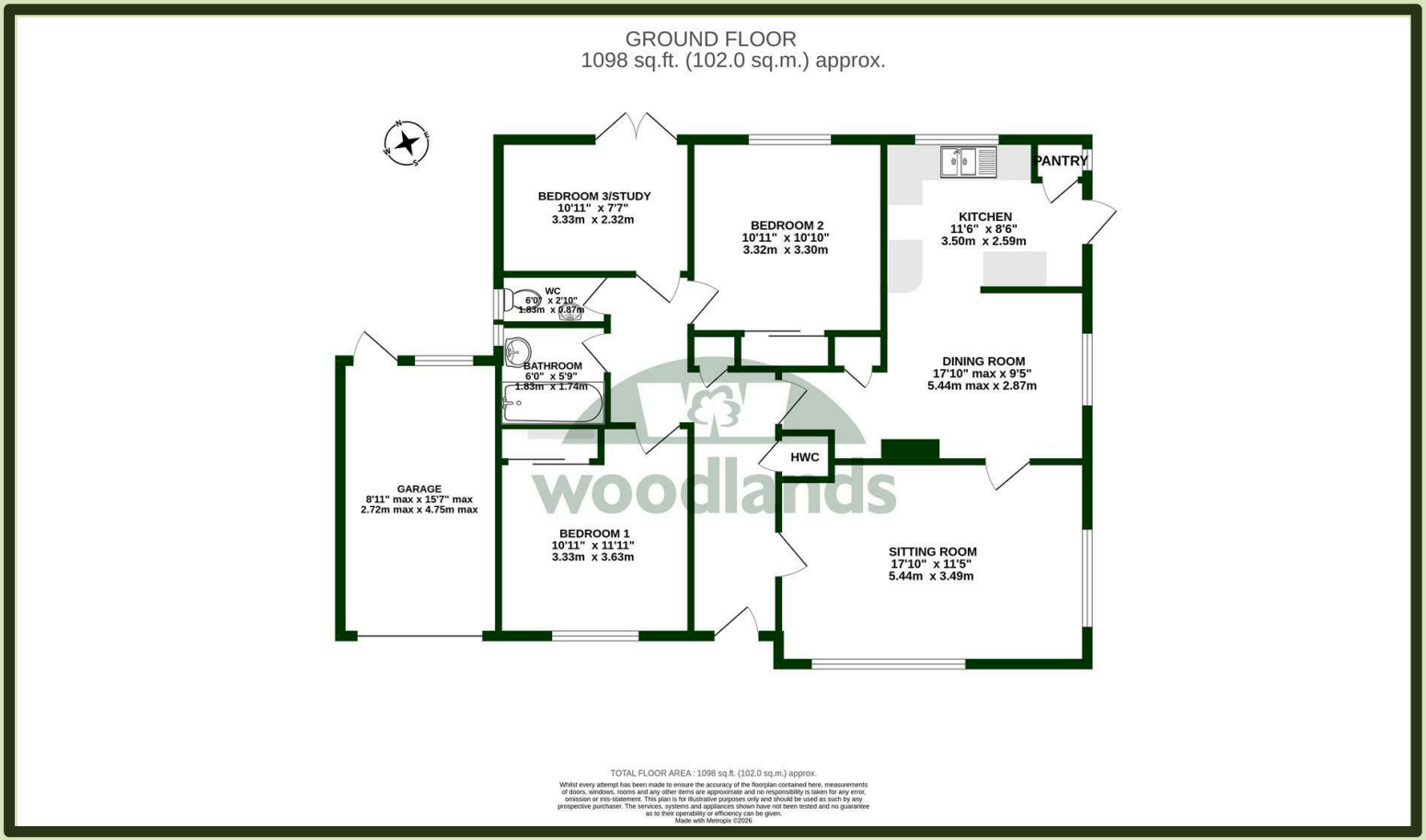

LOCATION: Located in a highly sought after area off Tower Hill just on the outskirts of Horsham about one mile from Horsham's historic market town centre providing a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a main line train service to London Bridge and London Victoria.

DIRECTIONS: From Horsham town centre proceed in a southerly direction along the Worthing Road. Turn right at the Boars Head public House into Tower Hill. Follow this road and proceed round the sharp left hand bend. Take the first left into Tower Close.

COUNCIL TAX: Band F.

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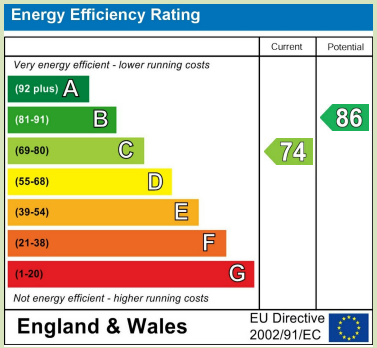
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.





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