



Beech Road, Horsham, West Sussex, RH12 4TX



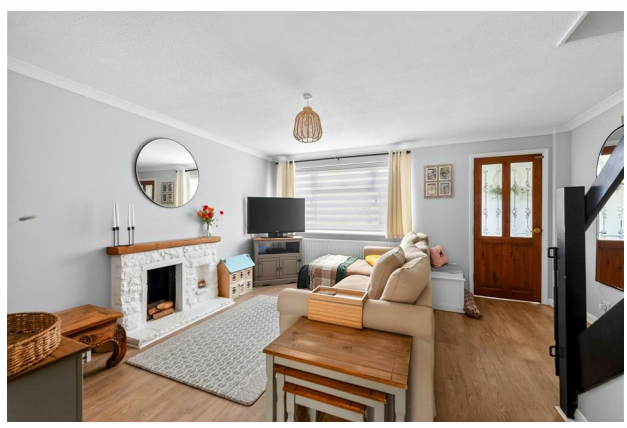
woodlands



Beautifully extended and carefully improved by the current owners, this impressive three-bedroom terraced home offers bright, versatile accommodation ideally suited to modern family life. Positioned along a highly regarded residential road close to parks and woodland, the property enjoys a wonderful balance of peaceful surroundings while remaining within easy reach of well-regarded schools, local shops and convenient transport links to Gatwick Airport and London.

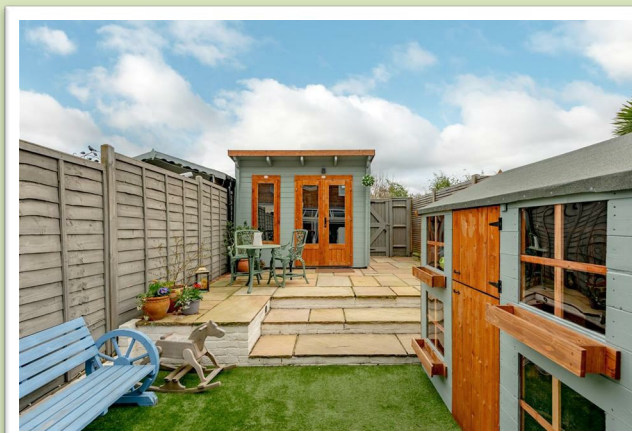
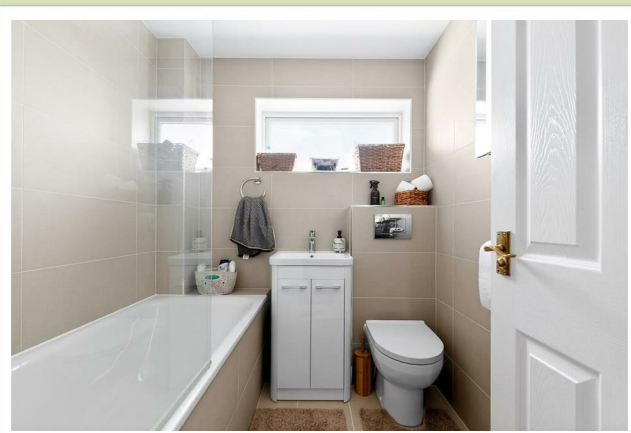
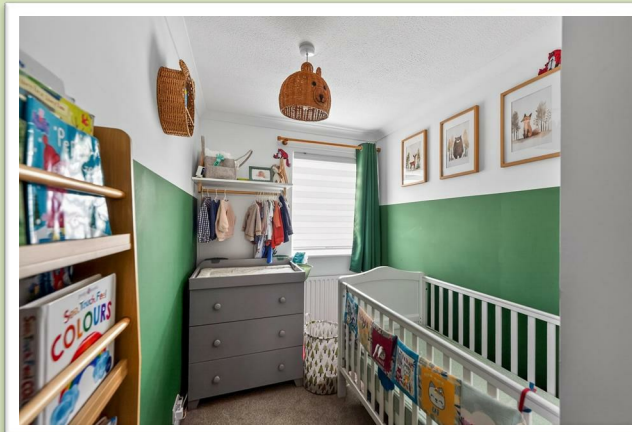
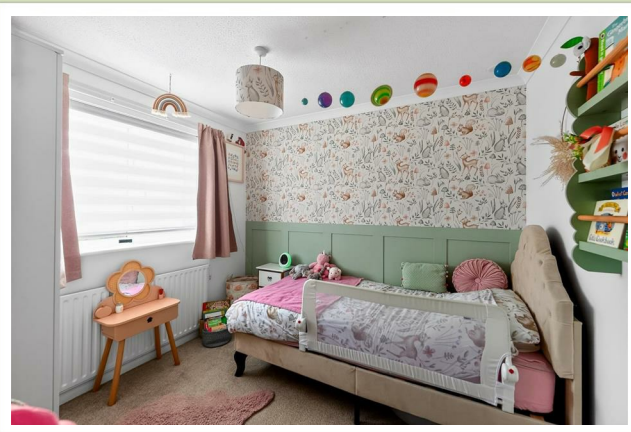
The home is approached via a neat front garden and pathway leading to an enclosed entrance porch, opening into a welcoming living room. A large front window allows natural light to pour into the space, immediately highlighting the fresh décor and generous proportions that create an inviting place to relax or entertain. From here, the layout flows effortlessly into the heart of the home - a stylish, fully refitted kitchen featuring solid wood worktops, integrated double oven and hob and space for a freestanding fridge/freezer and washing machine. The kitchen connects seamlessly with a contemporary rear extension, forming a superb open social area. With a glazed roof section and French doors that open directly onto the garden, this bright family room offers exceptional flexibility - equally suited to family dining, entertaining guests or everyday living throughout the seasons.

Upstairs, the first floor provides three well-proportioned bedrooms, including two comfortable doubles. The principal bedroom benefits from built-in wardrobes, while a modern family bathroom serves all rooms and completes the internal accommodation.



Outside, the rear garden has been attractively designed for ease of maintenance, with paved areas providing ideal spots for outdoor seating and entertaining. A useful garden workspace adds practicality, while a garage located in a nearby block to the rear and an allocated parking space in front of this provides further practicality. Beyond the garage are attractive views across open green spaces.

Horsham itself remains one of West Sussex's most sought-after market towns, offering a vibrant blend of independent boutiques, high-street retailers, cafés, bars and restaurants, alongside excellent leisure facilities and beautiful surrounding countryside - making it easy to see why so many choose to call it home.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 5'10" x 4'05" (1.78m x 1.35m)

LIVING ROOM 14'07" x 13'11" (4.45m x 4.24m)

KITCHEN/DINING AREA 14'07" x 10'04" (4.45m x 3.15m)

FAMILY ROOM 14'06" x 9'01" (4.42m x 2.77m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'07" x 8'04" (4.14m x 2.54m)

BEDROOM TWO 9'02" x 8'02" (2.79m x 2.49m)

BEDROOM THREE 10'09" x 6'01" (3.28m x 1.85m)

FAMILY BATHROOM 6'02" x 6'01" (1.88m x 1.85m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

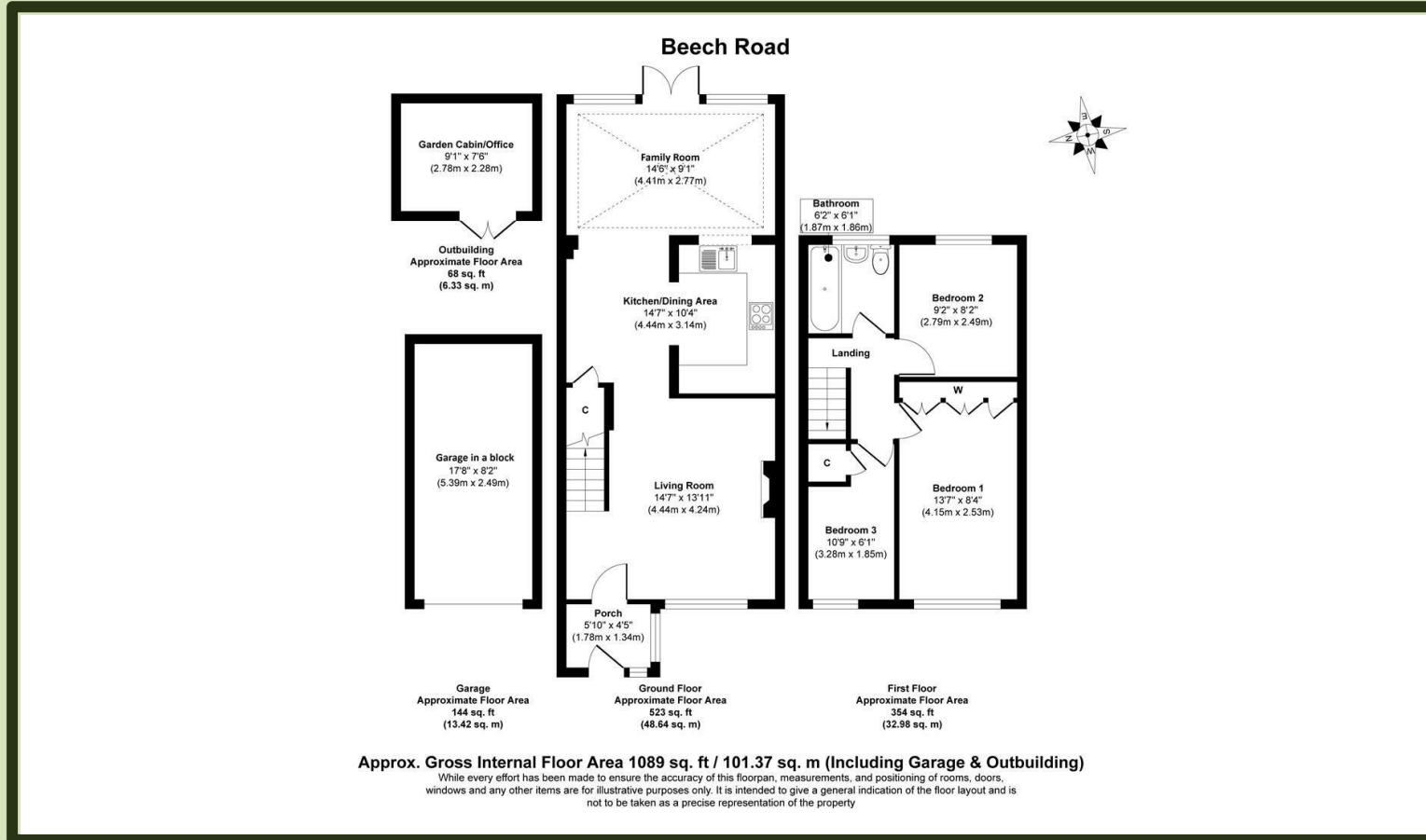
GARDEN CABIN/OFFICE 9'01" x 7'06" (2.77m x 2.29m)

GARAGE IN A NEARBY BLOCK

ALLOCATED PARKING SPACE TO FRONT OF GARAGE



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LOCATION: The property is situated in a highly convenient location and within 1.5 mile of Horsham railway station which offers fast and frequent services into London Victoria, London Bridge, Gatwick Airport and the south coast, whilst Littlehaven train station is approximately 1 mile away. The property also benefits from being close to the popular Leechpool Primary school with the adjacent pre-school and is approximately 1.5 miles from both Forest and Millais secondary schools. The property is also conveniently position within close proximity of the picturesque Leechpool Woods with cycle paths, walks and a large child's play area. Horsham town offers a comprehensive range of shopping, sporting and leisure facilities including The Capitol Theatre and Horsham Park. There is also Piries Place with an Everyman Cinema and further restaurants. Road links via the A264, A272 and A24 linking with the main motorway network and the major towns of Guildford, Hayward's Heath and Chichester are all within easy reach.

DIRECTIONS: From Horsham town centre follow the road to Crawley over the roundabout and railway bridge. At the next roundabout take the third exit into Harwood Road. Continue along and take the third exit at the next roundabout. At the traffic lights turn right into Forest Road and at the next roundabout turn left into Beech Road. Continue past the turnings on the right for Rowan Way and The Pines. The property can then be found on the right hand side.

COUNCIL TAX: Band D.

EPC Rating: D.

PLEASE NOTE: The vendor of this property is a member of staff at Woodlands Estate Agents.

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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	