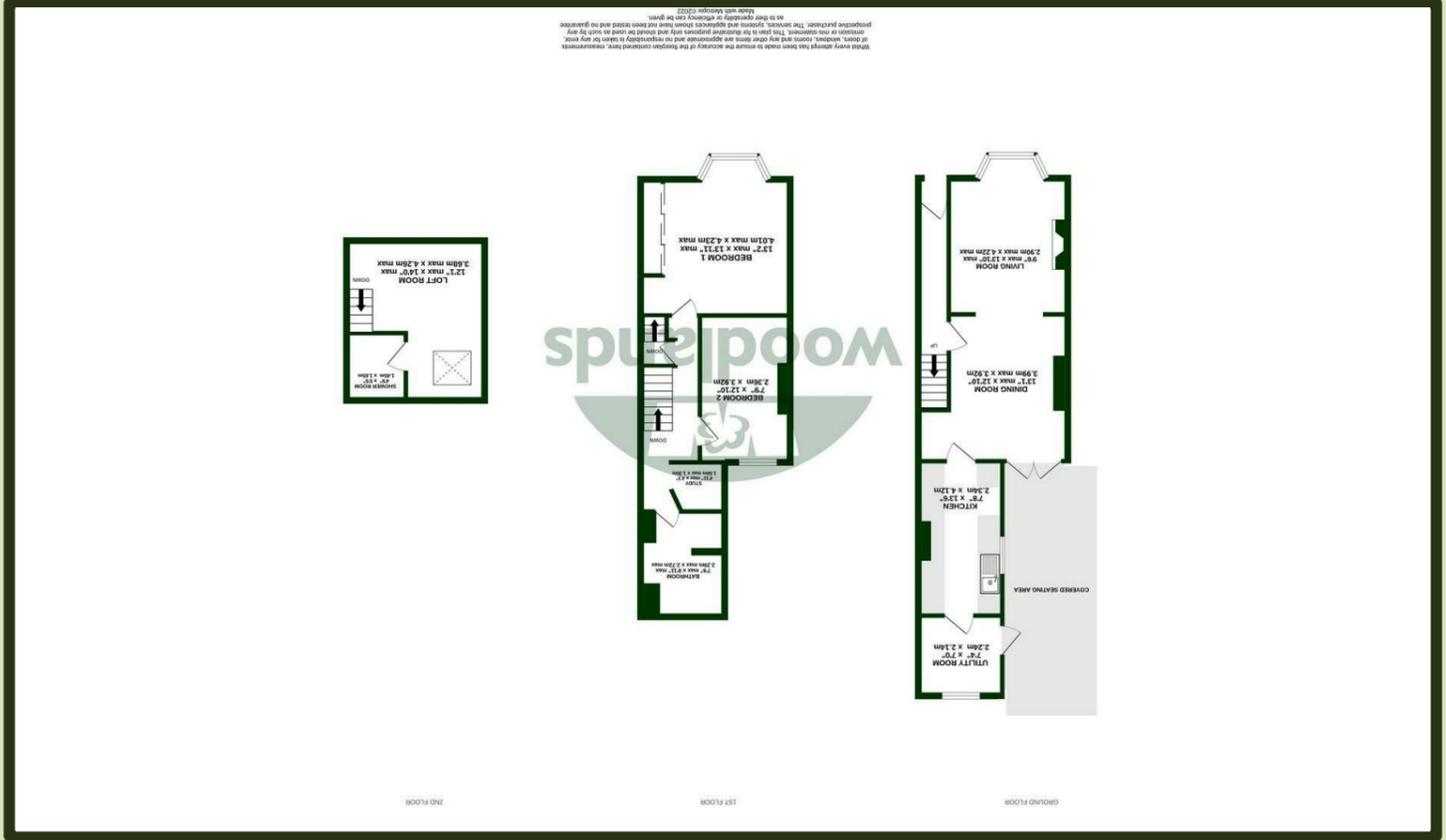




Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.



LOCATION: North Horsham is a popular family area, with a thriving local community and a choice of good infant, primary and secondary schools including Forest, Millais and Bohunt. Horsham's centre offers a varied and comprehensive range of shops, a vibrant restaurant and cafe culture and recreational facilities. Horsham's mainline station offers links to both London and Brighton. The A264 Horsham bypass provides simple access to London and the South Coast, connecting with the M23 and the M25 and provides easy access to London, Heathrow and Gatwick International Airports.

DIRECTIONS: From Horsham railway station proceed northwards over the railway bridge and at the roundabout take the second exit into Kings Road. At the next roundabout take the third exit into Crawley Road.

COUNCIL TAX: Band C

SCHOOL CATCHMENT AREA: For local school admissions - 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.

82 Crawley Road, Horsham, West Sussex, RH12 4DT



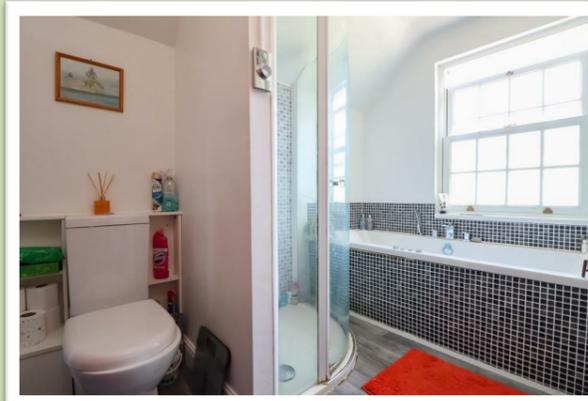
82 Crawley Road, Horsham, West Sussex, RH12 4DT



These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property.

NOTE: Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.

MISREPRESENTATION ACT



Located in a popular area of Horsham, this beautiful period home has been enhanced by the owners to provide flexible living accommodation, excellent entertaining space and is within easy reach of Horsham train station and town centre, whilst having the convenience of a row of local shops just a short walk away- you can see why this is such a sought-after area for families to locate to.

Accessed by a covered porch, the entrance hall leads into an open plan living and dining area with two feature fireplaces, a characterful bay window to the front and French doors leading to the back garden. The kitchen is fitted with a range of modern base and wall units providing a great amount of storage, along with fitted range cooker and integrated dishwasher, microwave and coffee machine. To the rear, there is a utility room that provides additional storage and space for freestanding white goods.

The garden and outside space is a real highlight of this property- to the side is a superb covered area for outdoor entertaining. With log burner, BBQ and brick pizza oven. There is a superb summer house with a bar area, glazed windows and a Perspex roof providing a wonderful light space to enjoy a drink with friends. The garden features a beautiful lawned area with mature shrubs and borders, a water feature and cosy patio seating area to the rear along with a number of sheds, and beyond this, a driveway with parking for two cars.

To the first floor the property has two double bedrooms- the principal bedroom featuring a bay window and fitted wardrobes, a small study room and a large family bathroom with separate shower. The loft is accessed by a fixed ladder staircase and has been turned into additional sleeping area large enough to fit a double bed and benefits from a fitted shower and sink.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

COVERED PORCH

ENTRANCE HALL

DINING ROOM 13'01" x 12'10" (3.99m x 3.91m)

LIVING ROOM 9'06" x 13'10" (2.90m x 4.22m)

KITCHEN 7'08" x 13'06" (2.34m x 4.11m)

UTILITY ROOM 7'04" x 7'0 (2.24m x 2.13m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'02" x 11'11" (4.01m x 3.63m)

BEDROOM TWO 7'09" x 12'10" (2.36m x 3.91m)

STUDY 4'11" x 4'03" (1.50m x 1.30m)

BATHROOM 7'06" x 8'11" (2.29m x 2.72m)

SECOND FLOOR

LOFT ROOM 12'01" x 14'0 (3.68m x 4.27m)

SHOWER ROOM 4'09" x 5'05" (1.45m x 1.65m)

OUTSIDE

PARKING FOR 2 CARS

REAR GARDEN



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