



Comptons Lane, Horsham, West Sussex, RH13 5NY



woodlands



A rarely available character three bedroom extended semi detached family home with off road parking for a number of cars and a good size south facing rear garden.

The front door opens into a generous entrance hall, which has stairs leading to the first floor and doors opening to the lounge, kitchen/breakfast room and cloakroom. The lounge is a fantastic double aspect space measuring 18ft x13ft, offering the ideal space to relax with an open fire and double doors opening to the beautiful rear garden. The kitchen/breakfast room is fitted in a range of wall, base and drawer units with ample space for appliances and window offering views over the extensive rear garden. An archway leads into the extended dining room providing the perfect area to entertain friends and family with double doors spilling out onto a large decked veranda.

To the first floor is a family bathroom and three bedrooms with the largest two overlooking gardens and the master benefitting from built in wardrobes. This property also offers excellent potential (stpp) to extend to the rear.

Outside, this fantastic family home is set back from the road, with a large gated shingle driveway, surrounded by mature borders, providing off street parking for a number of cars. Side access takes you through to the generous, South facing rear garden, which has a large decked area, perfect for barbecues in the summer months, leading on to an expanse of lawn with well-kept borders and fruit trees. This offers the perfect space for children to play, or for keen gardeners to make the most of. A large log cabin which has power & lighting offers excellent potential to be utilised as a home office, completes this family home.

An internal viewing is strongly advised to fully appreciate the location and what this property has to offer.





Accommodation with approximate room sizes:

ENTRANCE HALL

CLOAKROOM

LOUNGE 18'5" x 13'2" max 12'1" min (5.61m x 4.01m max 3.68m min)

KITCHEN/BREAKFAST ROOM 12'2" x 11'5" (3.71m x 3.48m)

DINING ROOM 13'3" x 7'11" (4.04m x 2.41m)

FIRST FLOOR

LANDING

MASTER BEDROOM 14'6" max 12' min x 11'6" (4.42m max 3.66m min x 3.51m)

BEDROOM TWO 12'3" x 11'8" (3.73m x 3.56m)

BEDROOM THREE 11'4" x 6'6" (3.45m x 1.98m)

BATHROOM 7'7" x 6'4" (2.31m x 1.93m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

SOUTH FACING REAR GARDEN

LARGE LOG CABIN

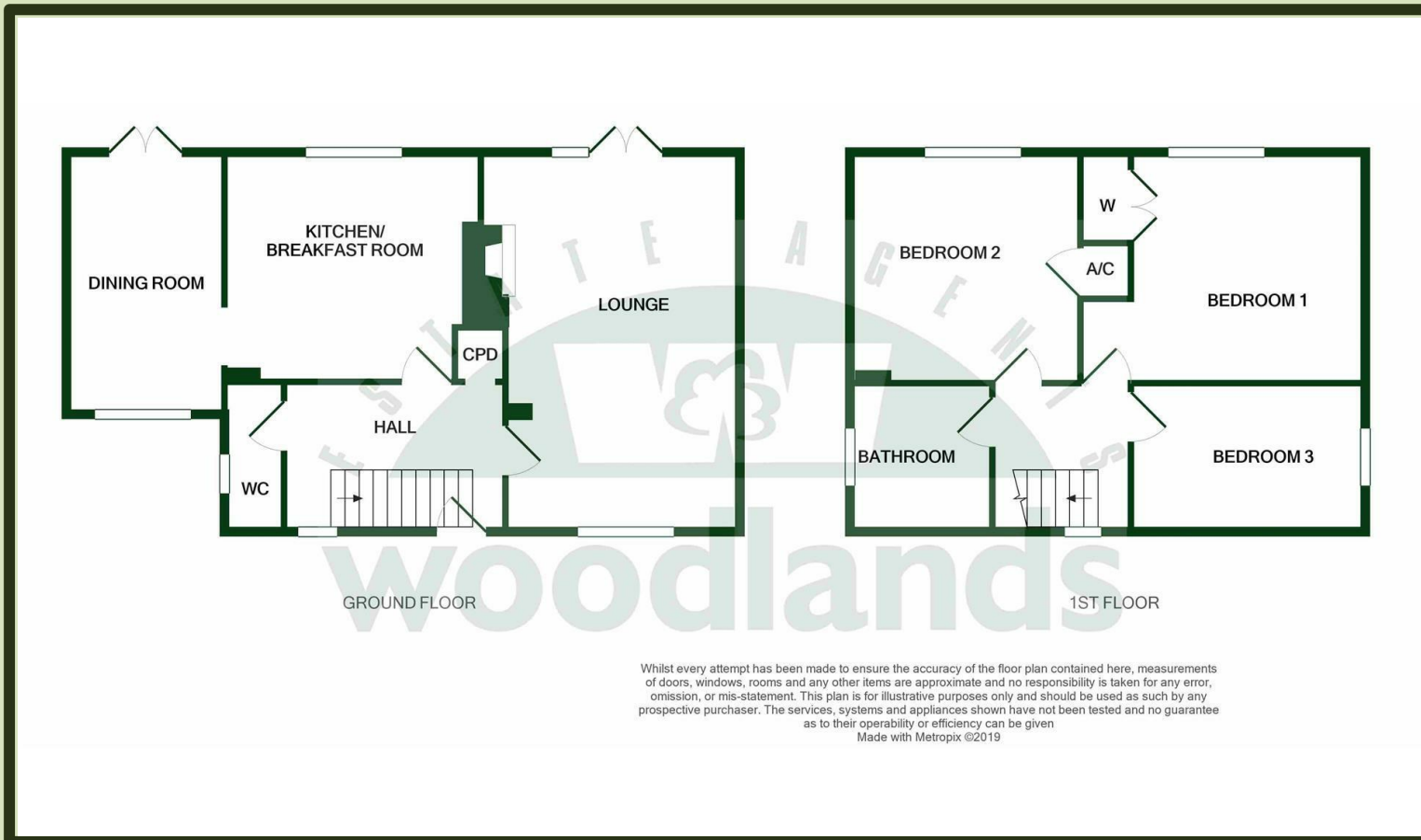
GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SOUGHT AFTER LOCATION



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION: The property is located in a popular position on the east side of Horsham, offering great access into the town centre. The historic market town of Horsham provides a comprehensive range of shops, a film theatre, numerous sports and recreational facilities and a mainline train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes). There are also sports centres at Broadbridge Heath and Christ's Hospital and a golf course and leisure centre at Slinfold Park. The local schools of Heron Way, Millais Girls and Forest Boys fall within the catchment area.

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 fourth exit into Comptons Lane. At the mini roundabout go straight over and at the next roundabout turn right into a continuation of Comptons Lane. The property will then be found after a short distance on the left hand side.

COUNCIL TAX: Band D.

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT

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.