Vale Drive, Horsham, West Sussex, RH12 2JU

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£475,000

Nestled on the ever-popular west side of Horsham, this thoughtfully extended semi-detached home offers spacious and versatile living – perfect for growing families. The property enjoys a prime location within easy reach of highly regarded local schools, including Trafalgar, Greenway and Tanbridge House, as well as Horsham town centre and excellent transport connections.

Inside, the home features a large, light-filled lounge/diner that flows beautifully for both relaxing and entertaining. A separate study or garden room provides valuable additional space, ideal for working from home or as a playroom. Beyond the kitchen is a practical utility/boot room with additional storage.

To the first floor are three bedrooms - two are generous doubles with a family bathroom completing the internal accommodation.

Outside, the generous rear garden is a real highlight – offering a lovely mix of lawn, vegetable beds, a tranquil pond, and a decking area for al fresco dining or summer evenings outdoors. To the front, there's the convenience of a private driveway and garage providing off-road parking.

Combining modern family living with a sought-after location, this property truly makes an exceptional home.

Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 5'03" x 9'04" (1.60m x 2.84m)

LIVING ROOM 10'0" x 12'10" (3.05m x 3.91m)

DINING ROOM 8'04" x 10'01" (2.54m x 3.07m)

GARDEN ROOM/STUDY 6'11" x 9'06" (2.11m x 2.90m)

KITCHEN 6'10" x 9'10" (2.08m x 3.00m)

UTILITY ROOM 7'09" x 9'05" (2.36m x 2.87m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'03" x 12'10" (2.82m x 3.91m)

BEDROOM TWO 9'03" x 10'03" (2.82m x 3.12m)

BEDROOM THREE 6'01" x 6'09" (1.85m x 2.06m)

FAMILY BATHROOM 5'06" x 6'10" (1.68m x 2.08m)

OUTSIDE

FRONT GARDEN

OFF ROAD PARKING TO THE FRONT

GARAGE

REAR GARDEN

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Woodlands Estate Agents, 3 South Street, Horsham, RH12 1NR Tel: 01403 270270

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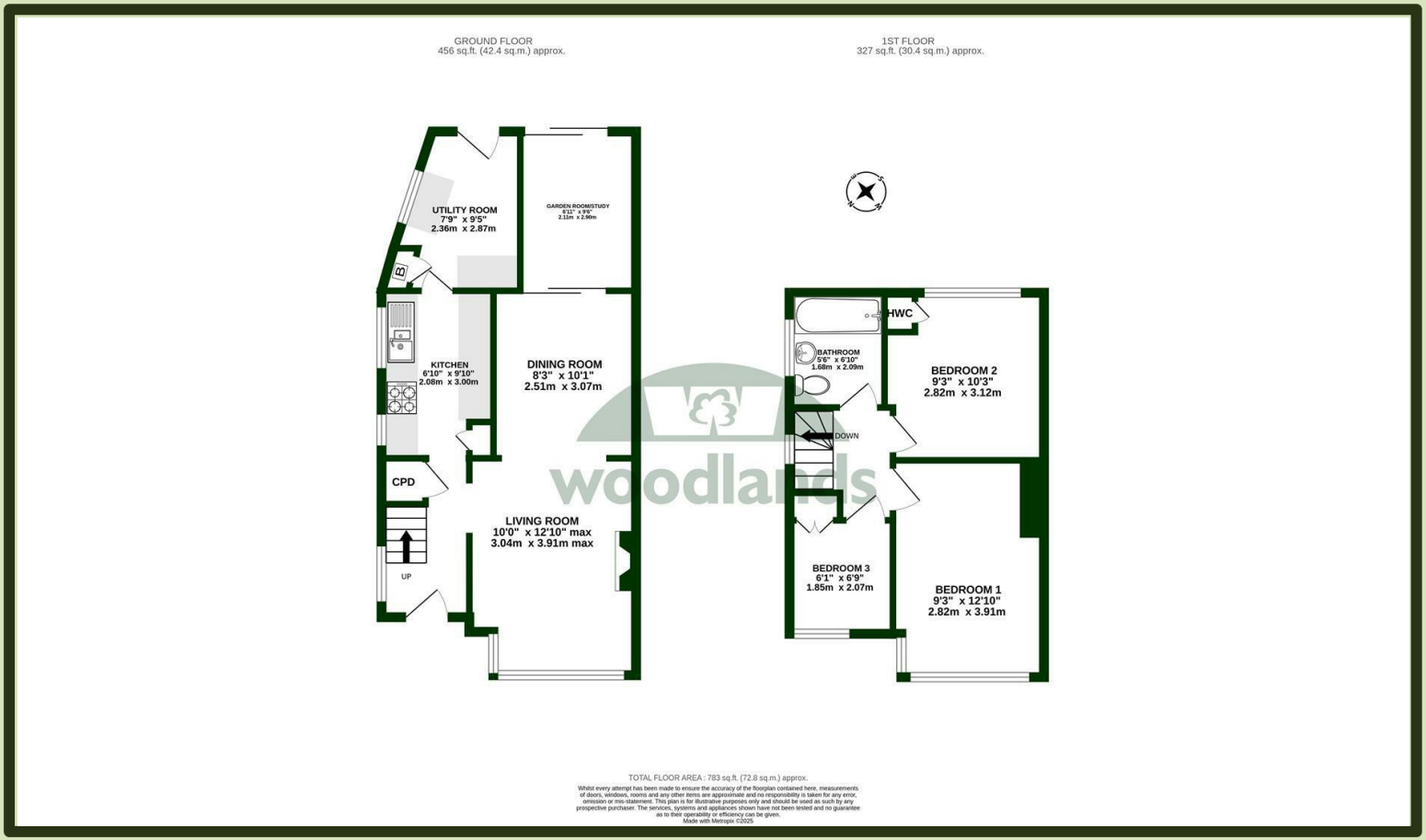


LOCATION: Situated on the ever popular west side of Horsham this property offers great access for the town centre just a short walk into Horsham town. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre and there is Piries Place with an Everyman Cinema and further restaurants. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. The property is also within close proximity to the local schools of Trafalgar Infants and Greenway Junior and within the catchment for Tanbridge House School.

DIRECTIONS: From Horsham town centre follow the Albion Way over the first roundabout and through the first set of traffic lights. At the second set of traffic lights turn right into Bishopric. At Collingwood Batchelor turn right into Rushams Road. Take the first left into Curzon Avenue then first right into Vale Drive.

COUNCIL TAX: Band D

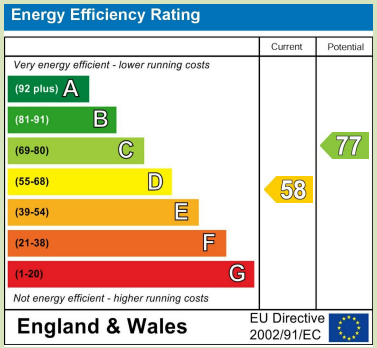
EPC Rating: D.

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.



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