



Homed:In

18 Station Road, Southwater, RH13 9HQ



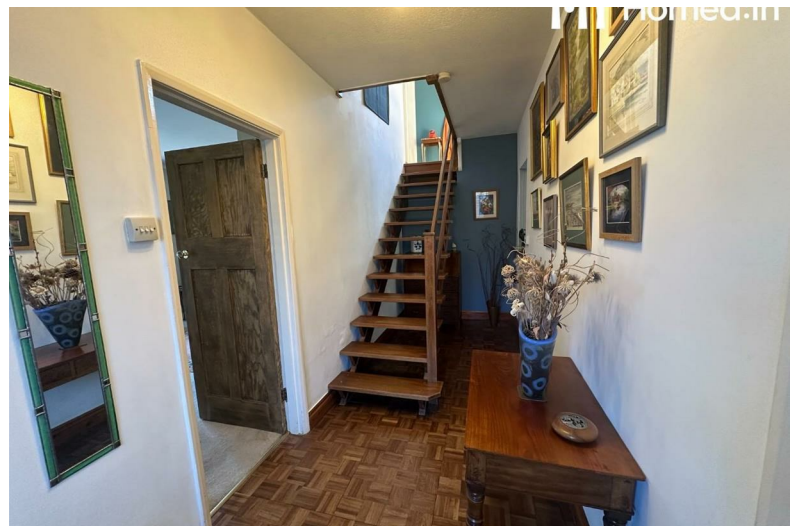
Horsham Road

, Crawley, RH11 8PN

Price Guide £780,000



Horsham Road



Description

A wonderful 4 bedroom period home, set in prime sunny gardens and with a wealth of character features across a sociable wide open layout.

- Delightful Period Property from 1930s
- Gorgeous Sunny Westerly Gardens of Approx 150 ft
- Attractive Log-Burner for Cosy Nights
- QUIET from Indoors and Rear Garden
- *VIDEO TOUR IN TAB OR AT OUR WEBSITE*
- NO CHAIN
- Light and Proportionate Living Room with Bay Windows
- Driveway for 5+ Cars
- In-Keeping Aga
- En-suite to 2 Bedrooms

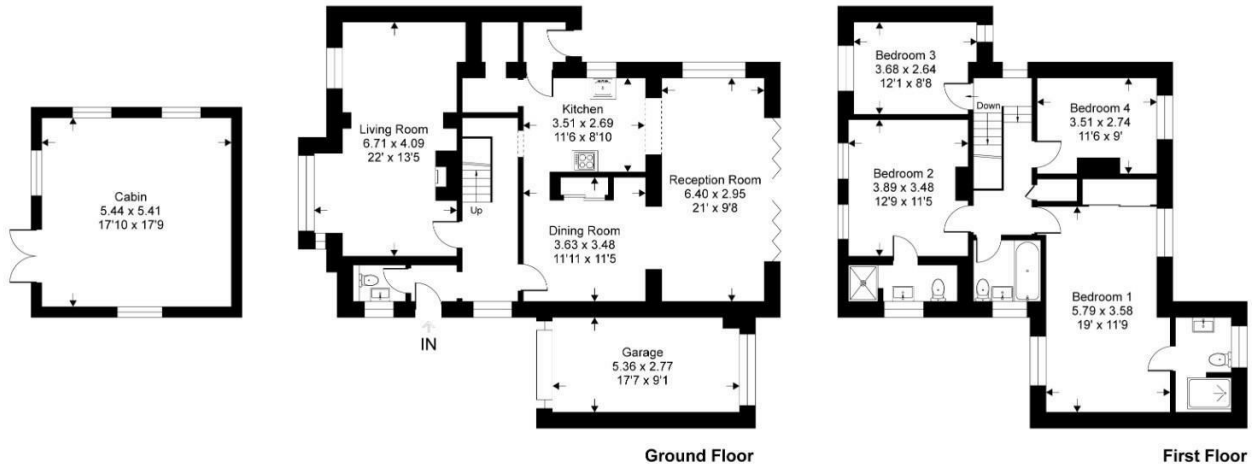




Floor Plan

Horsham Road, RH11

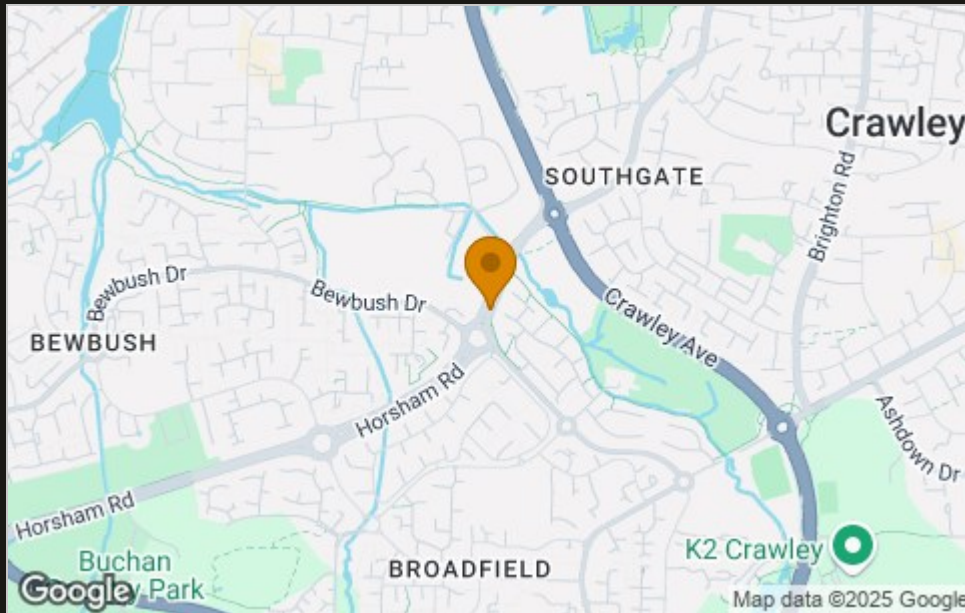
Approximate Gross Internal Area = 167 sq m / 1798 sq ft
 Approximate Garage Internal Area = 14.5 sq m / 157 sq ft
 Approximate Outbuilding Internal Area = 29.4 sq m / 317 sq ft
 Approximate Total Internal Area = 210.9 sq m / 2272 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Horsham Office on 01403 597595 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To **GET A FREE VALUATION** Call us on: **01403 597595**
 or email us at: info@homedin.co.uk