



Homed:In

18 Station Road, Southwater, RH13 9HQ



Horsham Road

, Crawley, RH11 8PN

Price Guide £780,000



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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 Unique Property 2,400ft²
- Quiet, Secluded, West Facing Garden of Approx 150 ft
- Attractive Log-burner for Cosy Nights
- *Log Cabin, secluded 400ft², ideal for Yoga/Pilates/Meditation Studio — office / play space, cinema room, with electricity supply
- *VIDEO TOUR IN TAB OR AT OUR WEBSITE*
- NO CHAIN
- Light and Proportionate Living Room with Bay Windows
- Driveway for 5+ Cars
- En-suite to 2 Bedrooms, plus family bathroom.

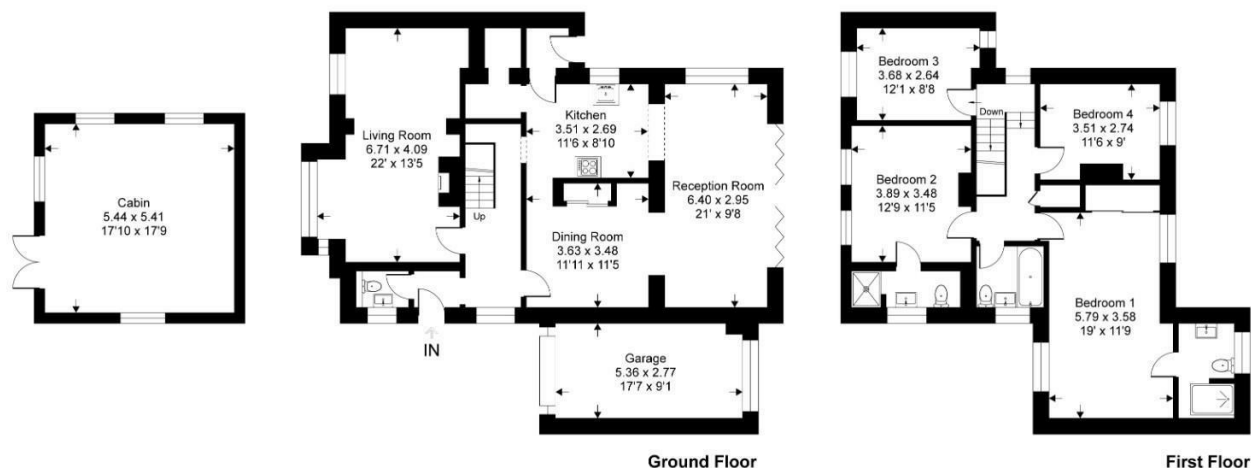




Floor Plan

Horsham Road, RH11

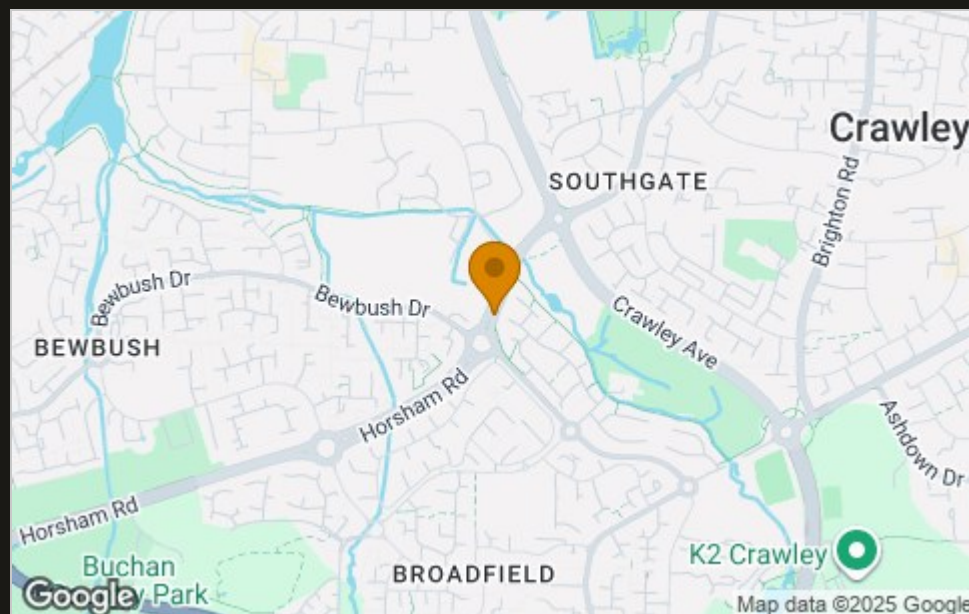
Approximate Gross Internal Area = 167 sq m / 1798 sq ft
Approximate Garage Internal Area = 14.5 sq m / 157 sq ft
Approximate Outbuilding Internal Area = 29.4 sq m / 317 sq ft
Approximate Total Internal Area = 210.9 sq m / 2272 sq ft



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





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.

Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|---|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |
| Environmental Impact (CO ₂) Rating | | | |
| | | Current | Potential |
| <p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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