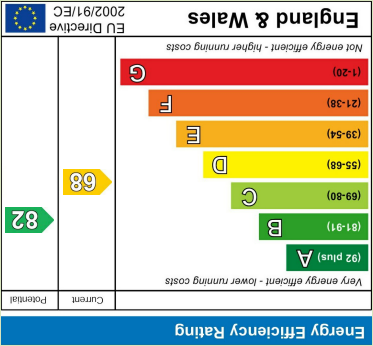
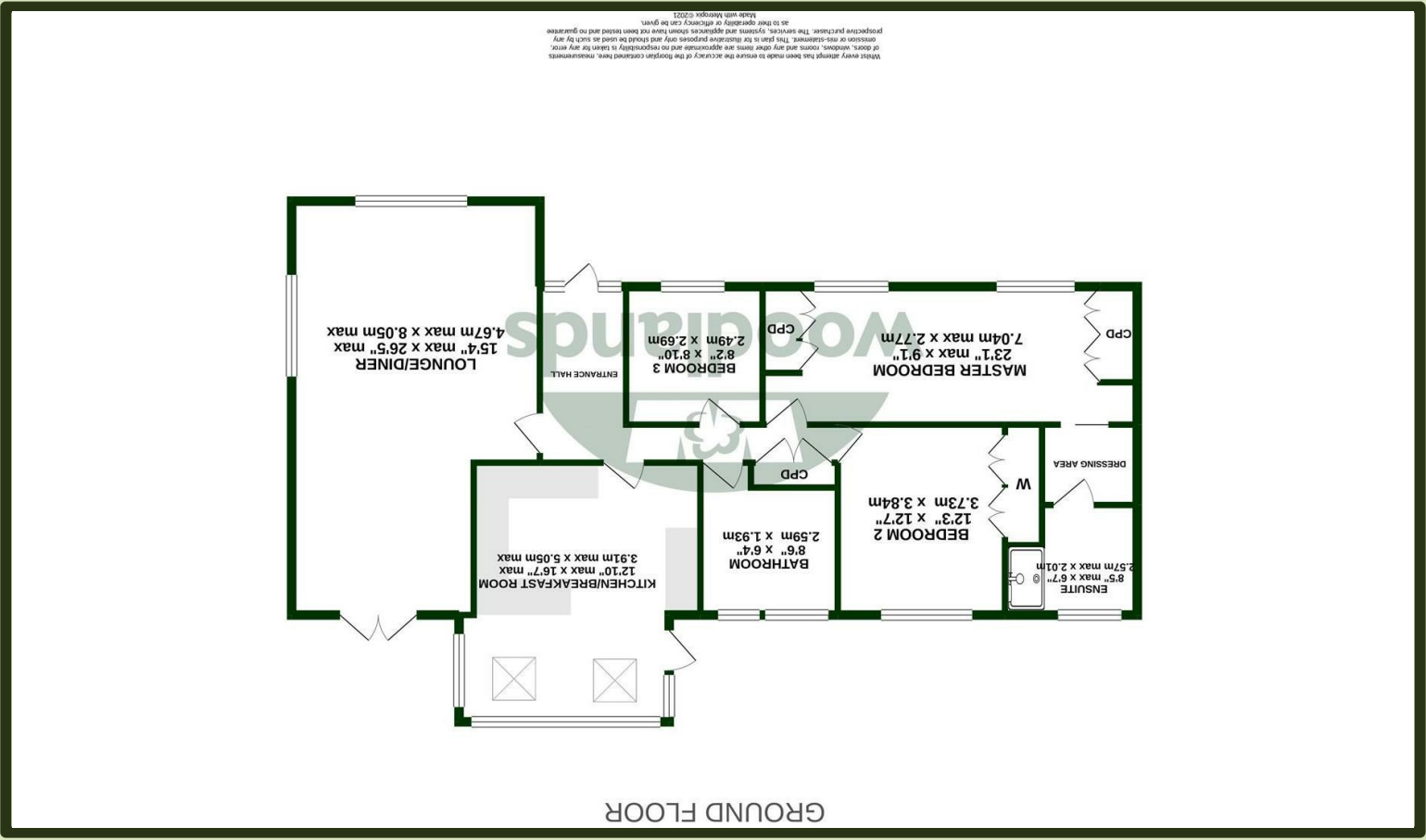




2 Kingfisher Way, Horsham, West Sussex, RH12 2LT



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LOCATION: The property is located in a highly regarded area of Horsham offering excellent road access to Gatwick Airport via the M23, Brighton and the South Coast via the A23/A24 and Guildford via the A281. Horsham's thriving town centre has an excellent range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is the recently developed Pines Place with the Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavilions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. Turn right at the first set of traffic lights into Springfield Road and go straight ahead at the next two sets of lights. Take the first right into Pondtail Road, opposite the Dog & Bacon public house and then third left into Old Millmeads. Kingfisher Way is then the third turning on the left.

COUNCIL TAX: Band G.

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.

Tel: 01403 270270

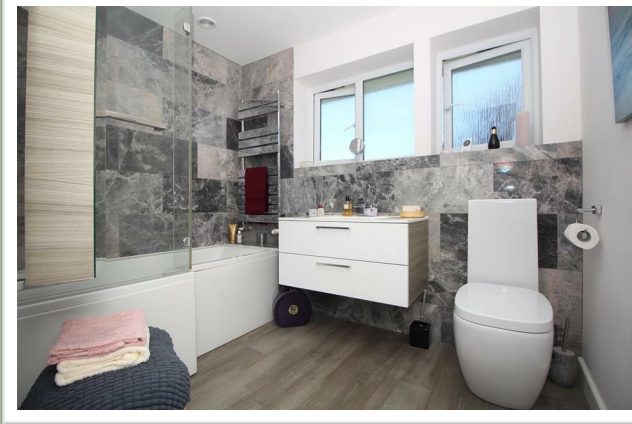
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These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation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



It is rare to find a detached bungalow with such a charming outlook and in such excellent order throughout come to the market with no onward chain.

The property has been sympathetically modernised and extended but offers scope to further extend if needed, subject to the necessary planning consents.

A block paved driveway sets the scene as you pull off the road and a garage with a useful utility area and electric roll top door makes for easy access. The front door leads into the entrance hall with access to a spacious and well laid out kitchen overlooking a secluded garden with southerly aspects. The triple aspect open plan living room and dining room is bound to appeal, offering generous living space and plenty of natural light. Access to the en-suite in the master bedroom is through a convenient space that could be turned into a dedicated dressing area. There are two more well proportioned bedrooms and a family bathroom to complete the accommodation.

To meet the changing ways in which families are now living, the property also benefits from the inclusion of a dedicated purpose-built home gym/office in the garden.

The property is located within walking distance of Horsham town centre with its extensive range of shops, eateries and arts centre. The railway station, with regular services to London and the South Coast, is also easily accessible and there is a wide choice of schools of all levels available within easy reach, making this the ideal family home.

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

Accommodation with approximate room sizes:

ENTRANCE HALL

OPEN PLAN LIVING/DINING ROOM 15'4" max 11'2" min x 26'5" max 16'10" min (4.67m max 3.40m min x 8.05m max 5.13m min)

KITCHEN/BREAKFAST ROOM 12'10" max 11'3" min x 16'7" max (3.91m max 3.43m min x 5.05m max)

MASTER BEDROOM 23'1" max x 9'1" (7.04m max x 2.77m)

EN-SUITE SHOWER ROOM 8'5" max x 6'7" (2.57m max x 2.01m)

BEDROOM TWO 14'2" into wd 12'3" min x 12'7" (4.32m into wd 3.73m min x 3.84m)

BEDROOM THREE 8'2" x 8'10" (2.49m x 2.69m)

FAMILY BATHROOM 8'6" x 6'4" min (2.59m x 1.93m min)

OUTSIDE

FRONT GARDEN

BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING

GARAGE WITH UTILITY AREA

REAR GARDEN

PURPOSE BUILT HOME GYM/OFFICE

NO ONWARD CHAIN

EXTENDED PROPERTY

INTERNAL VIEWING ESSENTIAL



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