



**Agate Lane, Horsham, RH12 4BE**  
Offers Over £550,000 Freehold

  
**MARTIN & CO**

## Agate Lane, Horsham

3 Bedrooms, 1 Bathroom

Offers Over £550,000 Freehold

- Three Bedrooms
- Potential to Extend
- Southerly Aspect Garden
- Garage and Drive
- Open Plan Living Room and Kitchen
- Utility Room
- Close to Littlehaven Station
- Bathroom
- EPC F



## Description

For those buyers seeking a property with ground floor facilities or perhaps potential to extend as others have done in this road, this bungalow is one not to be missed.

The front door leads into the central hallway which in turn gives access to all the rooms.

The living room is a lovely size with feature fireplace recess. double glazed patio doors lead out onto the south facing garden terrace.

The living room is open plan to the kitchen/diner, fitted in a contemporary style and having a door through to the utility room.

The bedrooms are all generous in size with the main bedroom of particular note. The family bathroom is fitted with a panel bath, low flush wc and wash hand basin.

Some of the other bungalows in the road have extended into the first floor to provide more bedrooms and an ensuite, building consent from the local authority would be required.

## Outside

One of the main features of this home is the south facing rear garden with large patio terrace. Extending the width of the plot the garden is mainly lawned.

There is an attached garage with up and over door, power and light with rear door leading to the garden.

The garage is approached via its own drive and along with the gravelled front garden there is plenty of space for off street parking.

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 to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and 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.

There are some beautiful walks and cycle rides in the immediate countryside.



Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

Littlehaven station is also close by just a few minutes walk away with its services to London Bridge ( just over an hour )

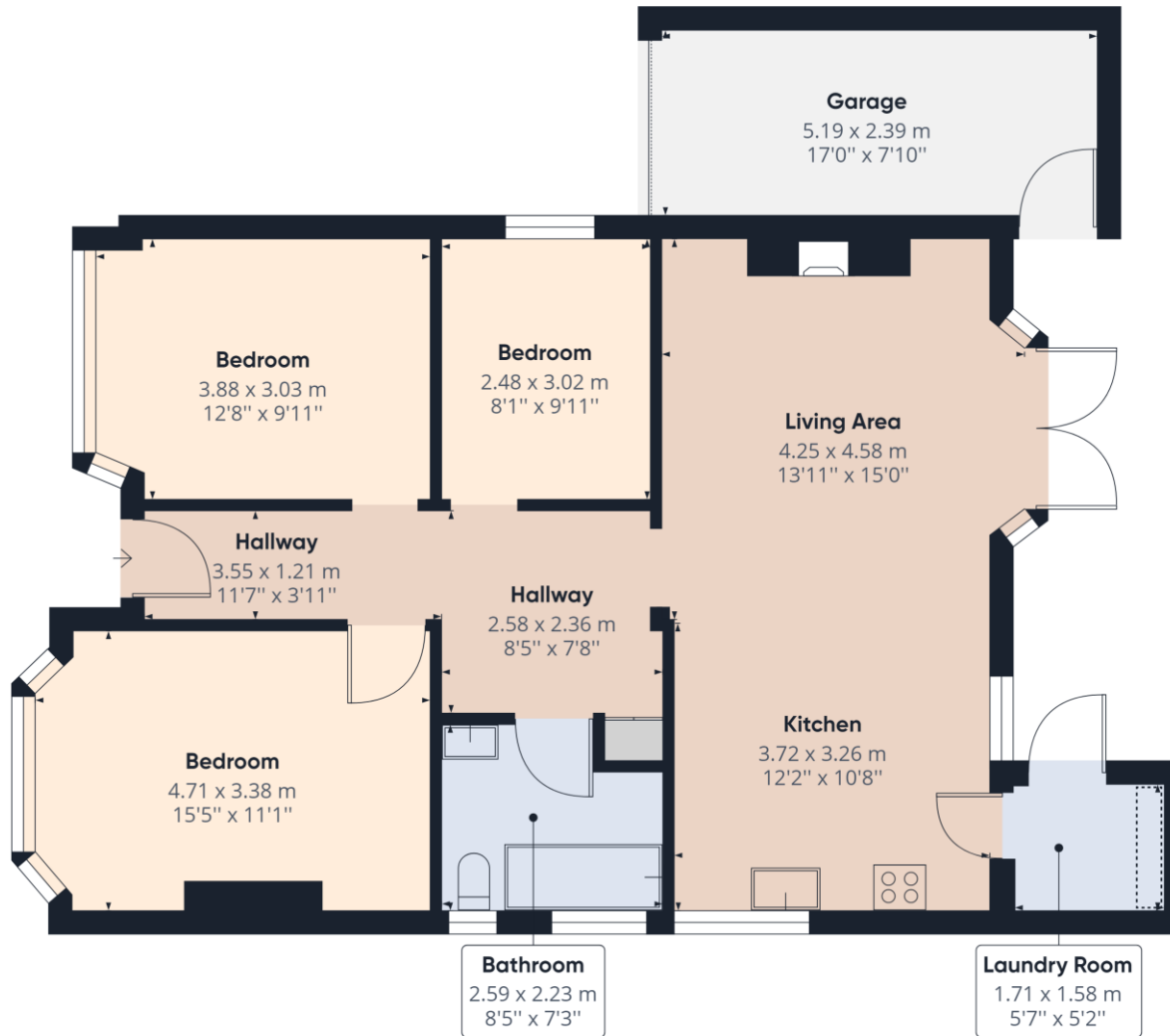
There are bus stops at the end of the road giving easy and regular access to the town centre.

Agents note

All mains services connected.







**Approximate total area<sup>(1)</sup>**

97.32 m<sup>2</sup>  
1047.52 ft<sup>2</sup>

**Reduced headroom**

0.48 m<sup>2</sup>  
5.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌘ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Martin & Co Horsham

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