



**Allcard Close, Horsham, West Sussex, RH12 5AJ.**  
Guide Price £500,000 - £550,000 Freehold

  
**MARTIN&CO**

## Allcard Close, Horsham

Guide Price £500,000 - £550,000

- Four Bedrooms
- Sitting Room and Dining Room
- Garden Room Extension
- Lovely Garden
- Garage with Carport
- Cul de Sac Location
- EPC E
- Viewing Recommended

If you are looking for a family home that you can put your own stamp on, this four bedroom property although in need of modernisation, sits in a quiet cul de sac location and enjoys a beautiful established garden.

Why not come and have a look to see what you could make of this opportunity.

Set back off the road you enter the house into a large entrance porch with inner hallway giving access to the downstairs WC.

The kitchen also sits just off the inner hall and is in need of modernisation.

A door from the inner hall leads you into the impressive dining room and sitting room which are separated by an open staircase.



The ground floor has been extended so that you have double glazed sliding doors leading into a garden room which in turn has direct access to the lovely rear garden. A door from this room leads into the back of the garage.

We feel that the new owners will seek to open up the kitchen and living spaces to create a garden view kitchen/living area ideal for a modern family.

Moving to the first floor there are four good sized bedrooms, three of them with fitted wardrobe cupboards and a family bathroom in good clean condition but of its age.

#### Outside

The house is set back from the road with front and rear gardens, mainly lawned areas but with sculpted borders. The rear garden is of particular note being one of the largest plots in the road and established with a range of flowers and shrubs giving colour all

year round.

There is also a useful garden shed and patio terrace.

The garage is a good size with up and over door and small workshop with garden access at the rear.

The garage has power and light. At the front of the garage there is an attached carport and a further storage cupboard by the front door.

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.



Marketed via joint agents Martin & Co and Chesworths Estate Agents.

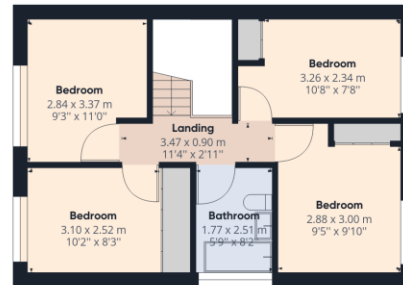
For further details and viewing arrangements please call 01403 248222







Floor 1



Floor 2

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

143.74 m<sup>2</sup>  
1547.23 ft<sup>2</sup>

Reduced headroom

0.38 m<sup>2</sup>  
4.06 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.

GIRAFFE360

## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>