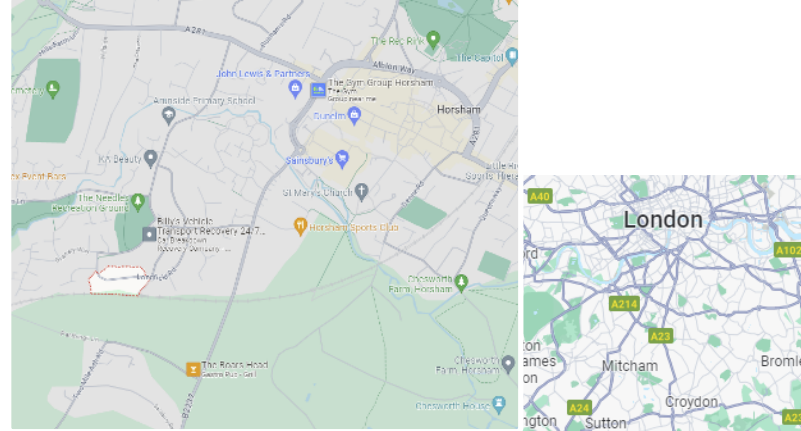


THIS PROPERTY IS OFFERED WITH NO ONGOING CHAIN.

Council: Horsham District Council
 Council Tax Band: D - £2,067.79 2023/24
 Mains Water & Sewerage
 Immersion Water Heating



Facilities

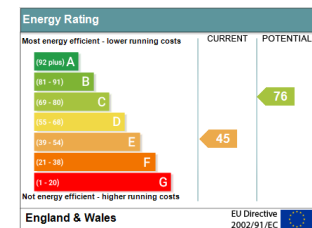
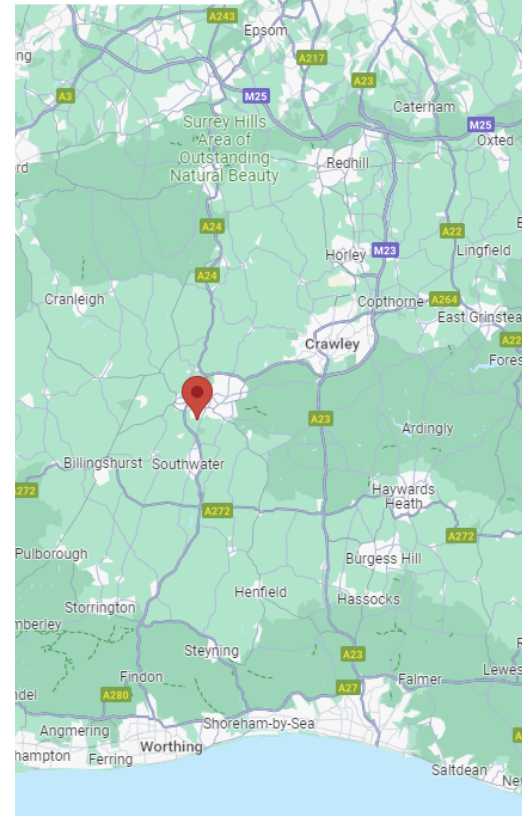
Supermarkets - Sainsbury's (0.7miles), Tesco , Lidl , Waitrose.
 Football - Horsham Football Club & Broadbridge Heath.
 Rugby - Horsham Rugby Club
 Leisure - Pavillions, Swimming Pool, Gym, Gymnastics and other facilities.
 Walking - Chesworth Farm (1 mile), Riverside Walk, St Leonards Forest.

Schools

Horsham has a selection of excellent primary & secondary schools.
 Closest Primary Schools - Arunside & St Johns Primary (0.4miles)
 Secondary Schools - Tanbridge (1.1 miles), Bohunt, Forest & Millais.
 There is a selection of children's nurseries and a soft play centre.

Train Station

Horsham & Littlehaven: (1.5miles) - London Victoria 55mins.





Property Features

- 3 Bedroom semi-detached
- Good size light kitchen
- 85 foot rear garden
- Large Light Sitting Room
- Off Road Parking
- Great location close to the

This 3 bedroom semi-detached house on Longfield Drive in Horsham is a great opportunity for new owners to modernise into a lovely family home.

The property has been lived in since new by the current owners and whilst the property requires updating internally, it is a well built property with the roof having been replaced only 6 years ago.

"The location is ideal, with the park nearby, great access to the town centre and walking distance to schools, train and bus stations meaning that any owner would hardly have to use the car especially with a local convenience shop just down the road." Agents View

The property has a great size dual aspect living room filled with light, leading to the conservatory. The living room has a working feature fireplace. The dual aspect kitchen is another bright room overlooking the large rear garden. Downstairs there is also a shower room with toilet. Upstairs there are two really good sized bedrooms, a smaller third bedroom, a bathroom with a separate WC.

A key feature of this property is the size of the garden. At over 85ft long this garden is ideal for children or for keen gardeners to create a wildlife haven.

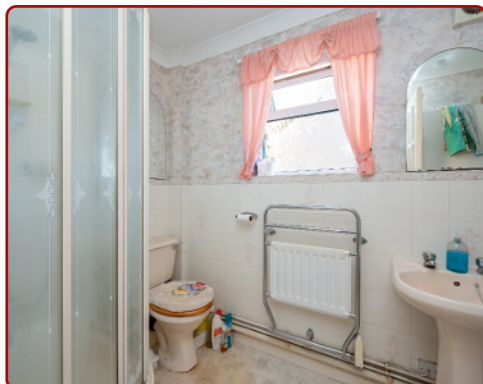
At the front there is a small area of garden with mature shrubs and off road parking for 2 cars.

Opportunities

This property would be a lovely family home if simply modernised with the existing layout, however there are lots of possibilities to extend the home, either by replacing the existing conservatory with an extension, extending across the whole back of the property as some of the neighbours have done, creating a really large open plan kitchen. There is the potential to extend to the rear on both floors to create a potential 4th bedroom.

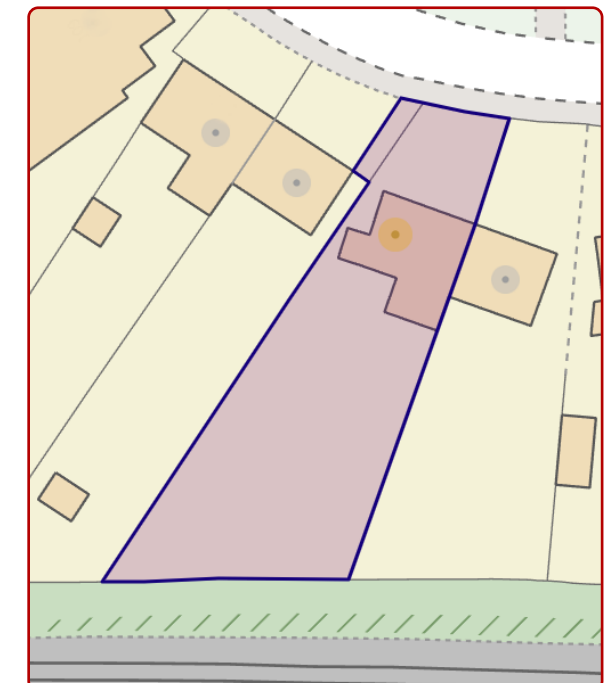
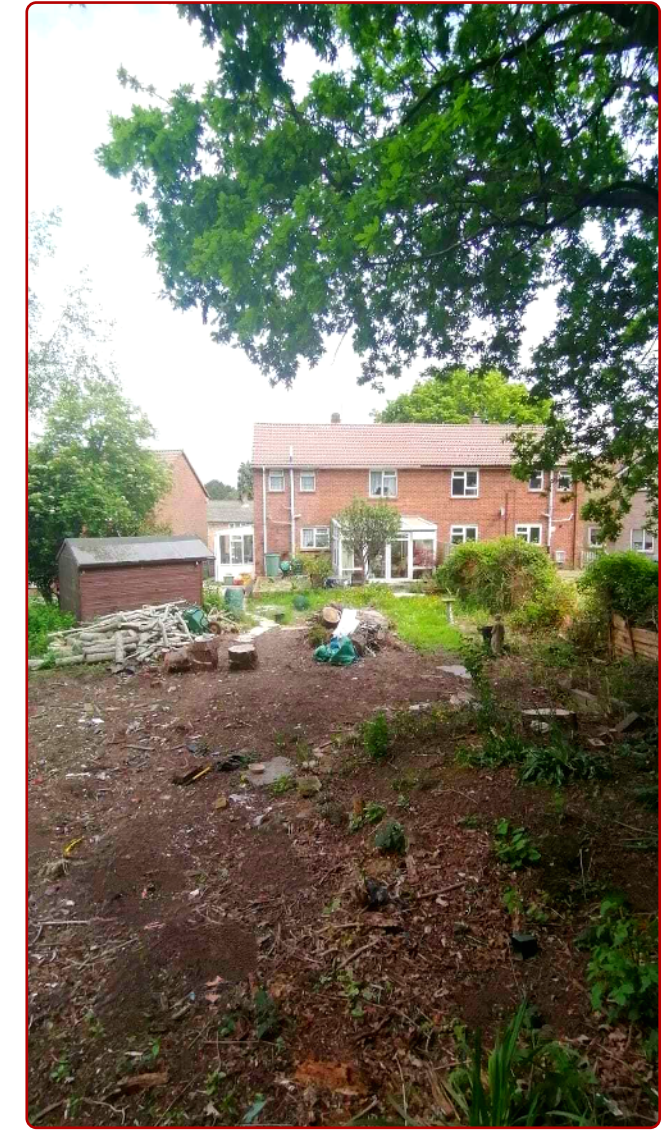
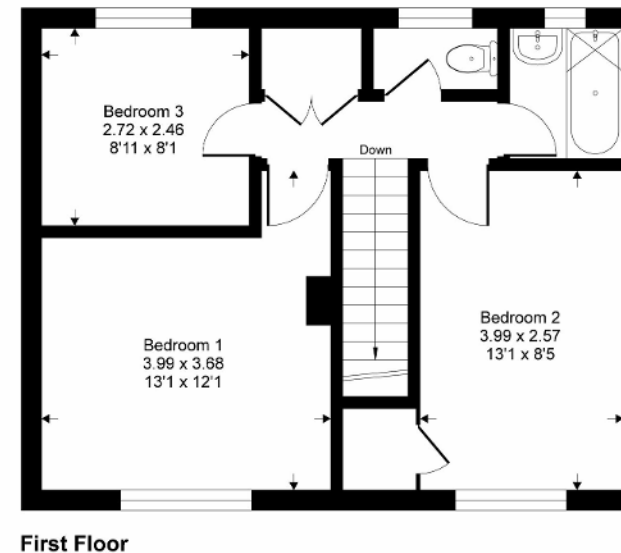
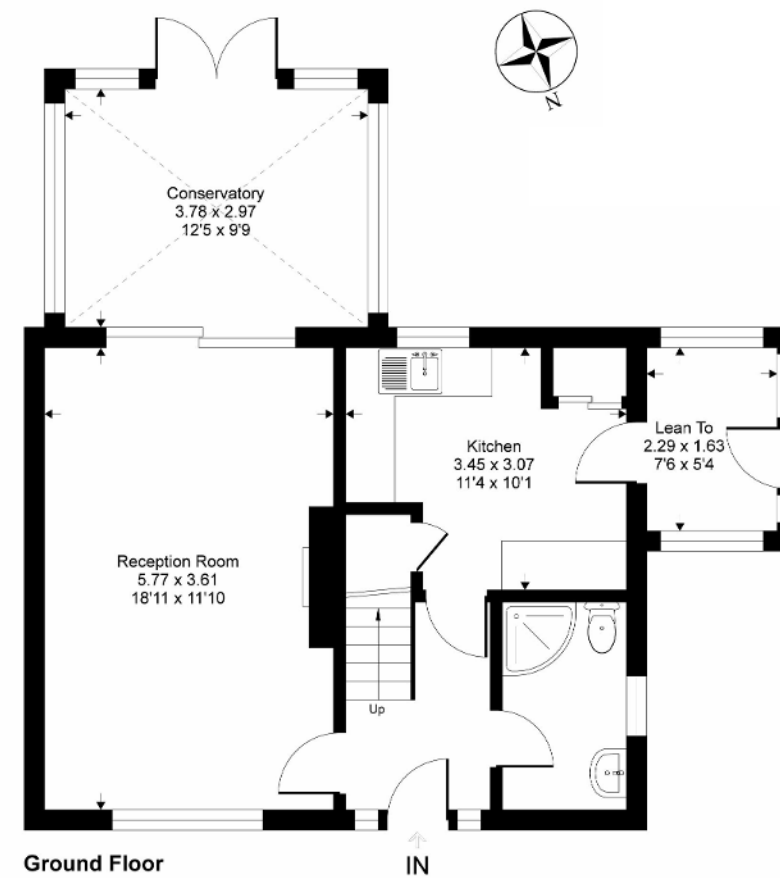
A home office could be installed at the end of the garden allowing the owners to work from home, without really impacting the home or the size of the garden.

Obviously any works would be subject to planning permission.



Longfield Road, RH12

Approximate Gross Internal Area = 96 sq m



If you would like to know more or to arrange a viewing call

07464 043045

Rebecca Batchelor 
BESPOKE ESTATE AGENT